

2 February 2024

OIA IRO-521



[\[redacted\]@stuff.co.nz](mailto: [redacted]@stuff.co.nz)

Tēnā koe 

**Official information request regarding advice and correspondences provided by Wellington Water to Upper Hutt City Council in preparation for their long-term plan.**

Thank you for your email dated 3 November 2023 requesting the following information under the Local Government Official Information and Meetings Act 1987 (the Act).

- 1. all advice given to Upper Hutt City Council in preparation for their long-term plan. The advice I am seeking is Wellington Water reports, memos and any material presented to workshops.*
- 2. all correspondence FROM the UH council to Wellington Water, reports, emails etc for the last six months.*
- 3. how much has WW water spent fixing leaks in Upper Hutt this year?*

On 14 November 2023, you clarified the scope of your request as follows:

- 1. By all advice given to Upper Hutt City Council in preparation for their long-term plan, you confirmed that this is for the 2024-34 LTP and for the last six months from 3 May 2023 until 3 November.*
- 2. The advice you are seeking regarding WWL reports, memos and any material presented to workshops, we interpret this as anything that has been presented to UHCC workshop in relation to the LTP in the last 6 month between 3 May 2023 and 3 November 2023. You confirmed this.*
- 3. By asking for all correspondence FROM the UH council to Wellington Water, reports, emails etc for the last six months, we interpret this as being in relation to development of 2024-34 LTP in last 6 months between 3 May 2023 to 3 November 2023. You confirmed this.*
- 4. By asking how much Wellington Water has spent fixing leaks in Upper Hutt this year, we interpret this as from 1 July 2023 to 31 October 2023. You confirmed this.*

We have considered your request in accordance with the Act and decided to grant your request in part. Wellington Water has identified 23 documents in scope of questions one to three of your request. However, we are refusing one of the documents titled '2024-34

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*Investment Planning and Advice Upper Hutt City Council Step 2: Council direction on detailed investment options – pre reading 10 October 2023’* under section 17(d) of the Act on the basis that the information requested is publicly available here: [PowerPoint Presentation \(wellingtonwater.co.nz\)](#)

The rest of the documents (22) in response to questions one, two and three of your request, is available now in this [DropBox Folder](#).

You will note that some information within the documents is withheld under section 7(2)(a) of the Act to protect the privacy of natural persons. Additionally, some information within the documents have been removed as it is out of scope of your request.

We have responded to question four of your request in our letter dated 10 January 2024 which notified you of our decision.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

If you wish to discuss this decision with us, please feel free to email us at [official.information@wellingtonwater.co.nz](mailto:official.information@wellingtonwater.co.nz)

Nāku iti noa, nā



**Group Manager, Network Strategy and Planning**

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[www.wellingtonwater.co.nz](http://www.wellingtonwater.co.nz)

**Our water, our future.**

Out of Scope

From: s 7(2)(a)  
Sent: Wednesday, 28 June 2023 1:27 pm  
To: s 7(2)(a)  
Cc:  
Subject: RE: Scheduling - Potential UHCC LTP workshop

Hi s 7(2)(a)

My apologies for our slow response. We will not be ready to make use of the 18 July workshop slot, but we believe that August would be good timing for us.

We'll be in touch through July to work on timings and materials for an August workshop.

Kind Regards

s 7(2)(a) Head of Service Planning



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: s 7(2)(a)@uhcc.govt.nz>  
Sent: Tuesday, 27 June 2023 3:46 pm  
To: s 7(2)(a) r s 7(2)(a)@wellingtonwater.co.nz>; s 7(2)(a)@wellingtonwater.co.nz>  
Cc: s 7(2)(a) r s 7(2)(a)@wellingtonwater.co.nz>  
Subject: Scheduling - Potential UHCC LTP workshop

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Kia ora s 7(2)(a)

Following up on last week's AMP/LTP discussion, and your earlier request to get in front of councillors in July.

We are keen to understand what this may look like and cover in order to confirm a workshop time slot on either 18 July, or the next one later in August.

Are you available to discuss workshop content/outcomes for 30-45mins during either of these diary slots next week please?

- Thursday, 6 July 2023 3-4 pm
- Friday, 7 July 2023 1:30 pm-3pm

Ngā mihi nui | Kind regards

s 7(2)(a)

From: s 7(2)(a)  
Sent: Monday, June 12, 2023 3:36 PM

To: [redacted] <[redacted]@wellingtonwater.co.nz>; [redacted] <[redacted]@wellingtonwater.co.nz>

Subject: Potential UHCC LTP workshop

Kia ora [redacted] s 7(2)(a)

Noting the scheduled update on the working group agenda this Wed, and subject to next week's NTU meeting and our own internal LTP planning following that, I understand from [redacted] s 7(2)(a) you were proposing to potentially have a workshop discussion with our council in mid July.

There is a workshop scheduled for Tues 18<sup>th</sup>, can you advise how much time you would be after if we were to include this item in this session? This will help for when we have those internal discussions next week, and will then come back to you to progress from there.

Ngā mihi nui | Kind regards

[redacted] s 7(2)(a)

Kaihautu Whakawhitinga Wai | Three Waters Transition Manager



**Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council**

HAPAI Service Centre, 879-881 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand

D: [redacted] 7 [redacted] 0 || T: +64 4 527 2169 | E: [redacted] s 7(2)(a)@uhcc.govt.nz W: [www.upperhuttcity.com](http://www.upperhuttcity.com) | F:

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# Out of Scope

From: s 7(2)(a) @uhcc.govt.nz>  
Sent: Wednesday, 30 August 2023 10:03 am  
To: s 7(2)(a) g wellingtonwater.co.nz>  
Subject: RE: Scheduling: UHCC pre-workshop 2 LTP programme discussions

Caution: This is an external email. Please take care when clicking links or opening attachments.

Thanks for getting back to me and for yesterday's activity summary 😊

All the below sounds good except could we possibly do 10.30 on 15<sup>th</sup>?

Would the lonest detailed one on 21<sup>st</sup> be useful to do in person?

Ngā mihi nui | Kind regards

s 7(2)(a)

Manager 3 Waters Transition | Kaihautu Whakawhitinga Wai



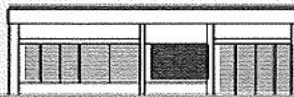
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We've moved...



Council's customer services are now based at the HAPAI Service Centre, 879 - 881 Fergusson Drive.

From: s 7(2)(a) @wellingtonwater.co.nz>

Sent: Wednesday, August 30, 2023 9:55 AM

To: s 7(2)(a) e @uhcc.govt.nz>

Cc: s 7(2)(a) r @wellingtonwater.co.nz>; s 7(2)(a) @wellingtonwater.co.nz>; s 7(2)(a)

s 7(2)(a) @wellingtonwater.co.nz>

Subject: RE: Scheduling: UHCC pre-workshop 2 LTP programme discussions

Hi s 7(2)(a)

Thank you to you and s 7(2)(a) for your support yesterday, it was great to meet you both in person.

In response to catchups on the next stages, would the following suit?

- Fri 15 Sept – 10am for 1 hour
- Thur 21 Sept – 9.30am for up to 2 hours, preferably 1.5hrs
- Mon 2 Oct – confirming 10:30-11:30 work
- Thur 5 Oct – s 7(2)(a) may not be available on 5 Oct but the rest of the team will be able to attend. This one will be important to finalise the material. Suggest putting aside 1 hour for this.

For your visibility, I have attached the raw responses provided by councillors to the activity questions from yesterdays session. This will feed into our advice for 10 Oct - we will consider how to frame it recognising that the responses were individual.

Kind regards

s 7(2)(a)

Senior Advisor Investment Planning



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: s 7(2)(a)@uhcc.govt.nz>

Sent: Friday, 25 August 2023 11:06 am

To: s 7(2)(a) e k @wellingtonwater.co.nz>; s 7(2)(a) e s @wellingtonwater.co.nz>;

s 7(2)(a)@wellingtonwater.co.nz>

Cc: s 7(2)(a) a r @wellingtonwater.co.nz>

Subject: Scheduling: UHCC pre-workshop 2 LTP programme discussions

**Caution:** This is an external email. Please take care when clicking links or opening attachments.

Hi team WWL,

Following up on to book diary time for the officer discussions prior to the second workshop on 10 Oct.

Can you please advise your team's availability for the following slots which Geoff, Kate and others here can make:

- First check-in Fri 15 Sept between 9am-12pm – 1 hour?
- Detailed review/discussion Thurs 21 Sept between 9am-12pm – how long?
- Mon 2 Oct pre-workshop review/discussion between 10.30 – 11.30 (TBC if WWL is ready and if needed)
- Thurs 5 Oct final pre-workshop review between 2 – 4pm (workshop material due for distribution to Council on Fri 6<sup>th</sup>)

Look forward to hearing back from you, thanks.

Nga mihi nui | Kind regards

s 7(2)(a)

Manager 3 Waters Transition | Kaihauu Whakawhitinga Wai



**Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council**

HAPAI Service Centre, 879 - 881 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand

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From: s 7(2)(a) @wellingtonwater.co.nz>  
Date: 30 August 2023 at 9:26:51 PM NZST  
To: s 7(2)(a) y @uhcc.govt.nz>  
Cc: s 7(2)(a) @uhcc.govt.nz>, s 7(2)(a) " @uhcc.govt.nz>, s 7(2)(a) s 7(2)(a) @wellingtonwater.co.nz>  
Subject: RE: End of the Week Wrap-Up

Kia ora s 7(2)(a)

Hopefully our meeting on Tuesday answered most of these questions, it was a good meeting with good engagement from counsellors, thank you.

As discussed, the Small Area Monitors measure the use of an area which is then used to model public and private use. They are left in place. This method is considered best practice for regions that don't have universal residential meters and meet our audit requirements.

The best method of measurement is universal meters – but that does come at a cost.

There will be more discussion on this topic at the water summit on 11 September, and further opportunities as the LTP discussions with our Wellington Water team progress with Upper Hutt City.

Ngā mihi  
s 7(2)(a)  
(she/her)

Chief Executive

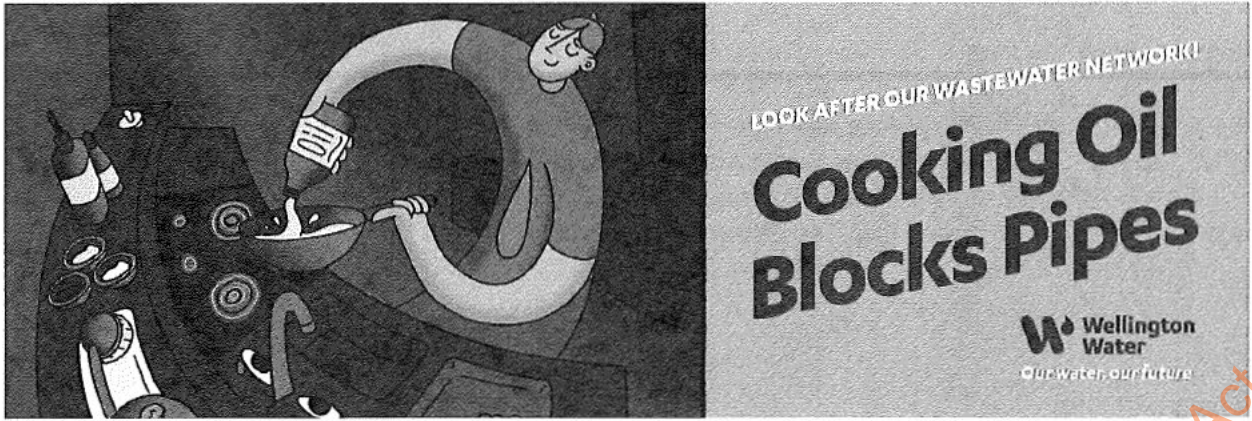


Tel 04 912 4400 Mob s 7(2)(a)

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Level 4, 25 Victoria Street, Petone, Lower Hutt

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From: s 7(2)(a) @uhcc.govt.nz  
Sent: Monday, 28 August 2023 2:12 pm  
To: s 7(2)(a) @wellingtonwater.co.nz  
Subject: Re: End of the Week Wrap-Up

**Caution:** This is an external email. Please take care when clicking links or opening attachments.

Dear s 7(2)(a)

Thank you so much for this update.

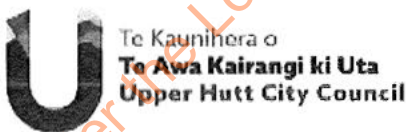
In Upper Hutt we installed 3 small area meters which were quick to identify private leaks. Once the repairs are done in one location, are the meters relocated to another area? What is the most cost effective way to monitor the network? Should we be moving meters or purchasing more to leave in place?

thank you

s 7(2)(a)  
UHCC

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s 7(2)(a)  
Elected Councillor

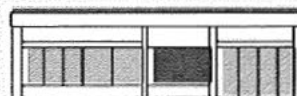


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**We've moved...**



Council's customer services are now based at the HAPAI Service Centre, 879 - 881 Fergusson Drive.



From: [REDACTED] a [REDACTED] @wellingtonwater.co.nz>

Sent: Sunday, August 27, 2023 4:51:50 PM

Subject: End of the Week Wrap-Up

Kia ora tatou,

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# Out of Scope

# Out of Scope

## Private leaks

With the latest data from our small area meters, we've updated leakage rate estimates for cities and the region. Using our Small Area Monitors, we now think about 10% of total water loss is from private pipes. We will continue to identify the leaks and then work with homeowners on fixing them.

We asked one person to share their experience of being told of a leak on their property.

"My first response was worry about potential cost to me plus not being aware that I had a leak, and perhaps it was a mistake or perhaps from a neighbour. I didn't know I had a leak, although the weather had been bad (wet) for quite some time so I wouldn't have picked up a small one. My first action was to see if I could find [it] and fix it myself, and not have to pay for a plumber to fix it. I just knew that any leak that was there would in fact have to be fixed. I just hoped that it wouldn't cost me."

That's a pretty great response I think – that they knew they'd have to get the leak fixed, and got onto it; and of course, like anyone, they were worried about the cost.

The person also noted they felt assured by the offer of support provided – because the first thing they wanted to check was whether it was the council's toby leaking.

"The Wellington Water guy came around and checked. He was very considerate, courteous and friendly, and he spent some time with me checking it out, including coming onto my property and following it through. Very much appreciated."

With the LTP process coming up, Councils will be going through pretty much the same process in the coming months - addressing the challenge of their leaking networks and concerns about costs and responsibility. s 7(2)(a) and his team are looking forward to those discussions with councillors and officers in the coming weeks.

Enjoy the week,

Ngā mihi

s 7(2)(a)

(she/her)

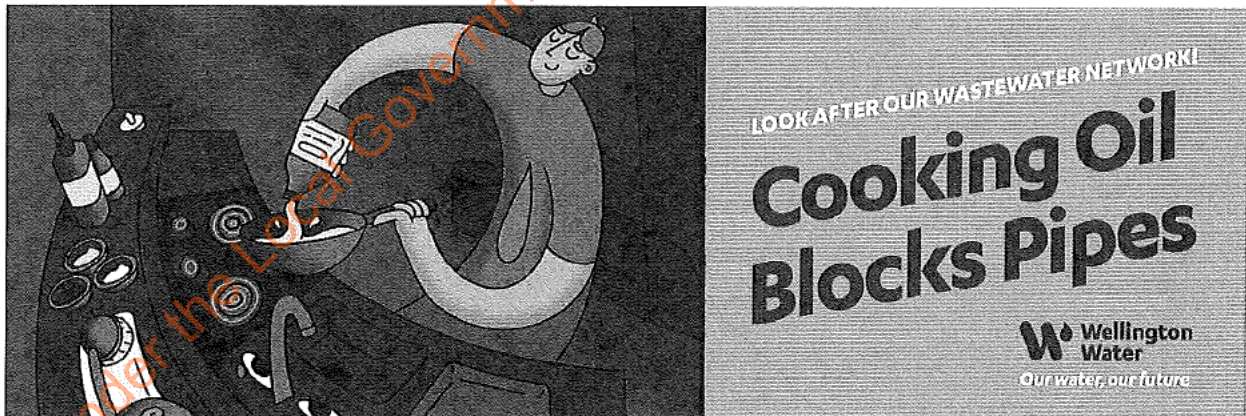
Chief Executive



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Out of Scope

From: s 7(2)(a)  
Sent: Thursday, 31 August 2023 8:49 am  
To: s 7(2)(a)  
Cc:  
Subject: RE: PPT for today's session  
Attachments: UHCC A3 handout.pdf

Ok. This time with the correct attachment.  
Apologies for all the emails!!  
A

s 7(2)(a) Principal Advisor Strategic Investment



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: s 7(2)(a)  
Sent: Thursday, 31 August 2023 8:34 am  
To: s 7(2)(a) e @uhcc.govt.nz  
Cc: s 7(2)(a) @wellingtonwater.co.nz; s 7(2)(a) @wellingtonwater.co.nz  
Subject: RE: PPT for today's session

Morning s 7(2)(a)

I hear the workshop on Tuesday went well.

I've attached the renewals handout that was given to the councillors on the day. I made a small error with the pipe network information which I've corrected in the attached.  
The correction is that **24% of UHCC's pipe network is critical**. If you hear people quoting the other figure we had in the hand out on the day, please correct them 😊

Any questions, please give me a call.

Thanks

s 7(2)(a) Principal Advisor Strategic Investment



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: s 7(2)(a)

Sent: Tuesday, 29 August 2023 8:26 am

To: s 7(2)(a) e [redacted]@uhcc.govt.nz>

Cc: s 7(2)(a) r [redacted]@wellingtonwater.co.nz>; s 7(2)(a) e [redacted] s [redacted]@wellingtonwater.co.nz>;

s 7(2)(a) [redacted]@wellingtonwater.co.nz>

Subject: PPT for today's session

Hi s 7(2)(a) [redacted]

I've attached the presentation that s 7(2)(a) [redacted] will be running through today, just in case they cannot connect to the system from their laptops.

I hope it goes well today.

s 7(2)(a) [redacted]

Principal Advisor Strategic Investment



Mob s 7(2)(a) [redacted]

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

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# Overview of Upper Hutt City Council's Three Waters Renewals



Handout for Activity 1: Getting the renewal level right (Workshop 29 August 2023)

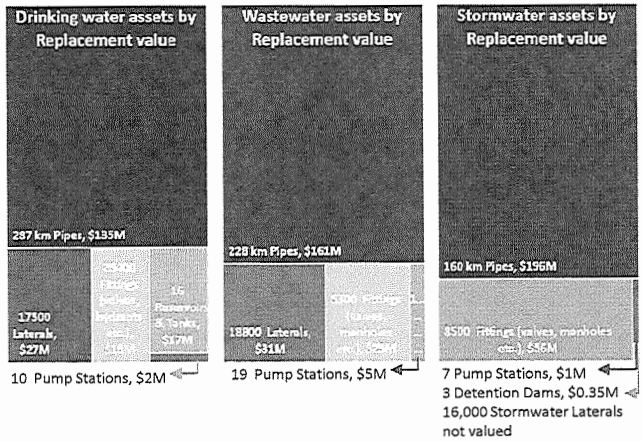
## VALUE OF UPPER HUTT'S THREE WATERS ASSETS

Optimised Replacement Value of UHCC's three waters assets\*:

Drinking Water	\$199M
Wastewater	\$222M
Stormwater	\$255M

**TOTAL Three Waters \$675M**

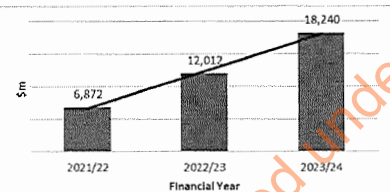
\*Optimised Replacement Value reflects the current and most economic cost of replacing an asset that provides a similar level of capacity and/or service.



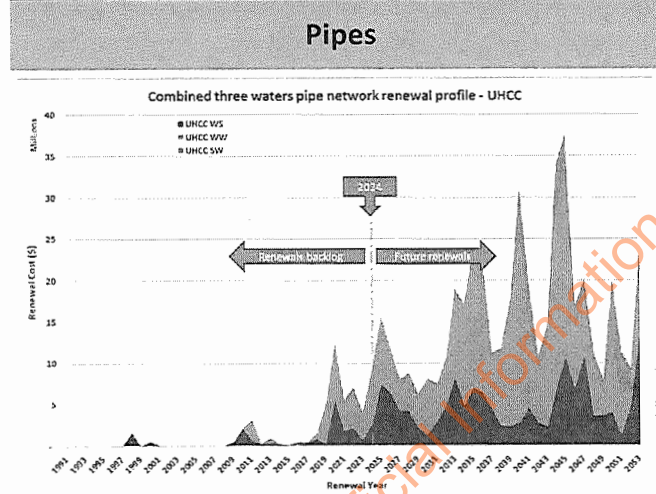
Figures based on:

- March 2023 Asset quantities
- UHCC June 2022 Valuation values (these may not reflect the actual renewal cost of assets)

## RENEWALS INVESTMENT HAS BEEN INCREASING



## BACKLOG OF RENEWALS



Length needing replacement within the next 30 years	269.75 km
Proportion of pipe network needing replacement in next 30 years	40%
Average replacement length needed per year	8.99 km
What was delivered 2021/22	1.08 km
What was delivered 2022/23	1.65 km

## Pump Stations (all waters)

Renewals Backlog	\$0.415M
Renewals required within the next 30 years	\$4.839M

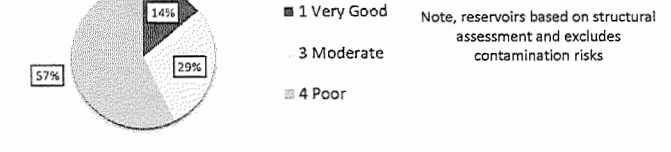
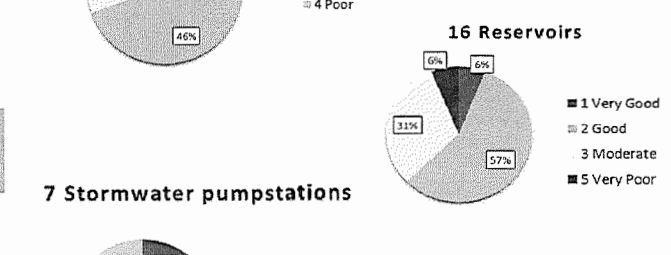
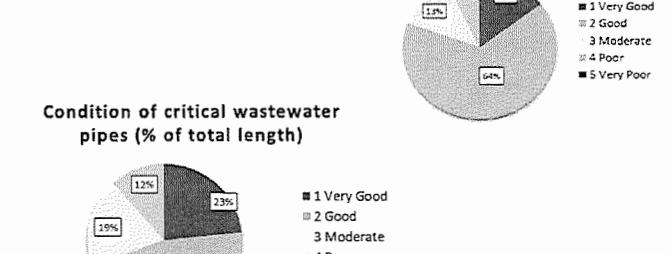
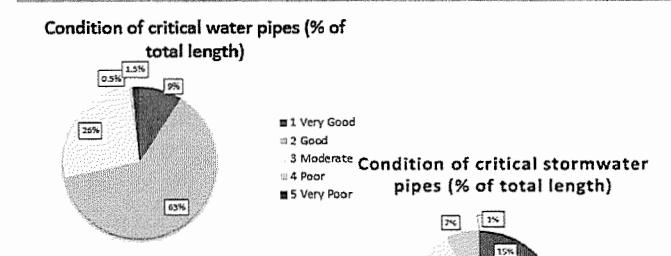
^HVJV Treatment Plant and Pump Station renewals information not provided

## CONDITION

100% of UHCC's three waters pipe network has had a criticality assigned and condition assessed either via physical or desktop assessment. These have been assessed as:

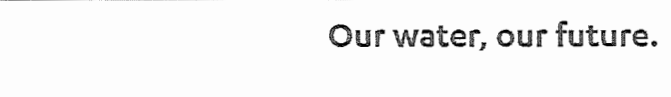
- 24% critical assets
- 76% non-critical assets

## Critical Assets



Note, reservoirs based on structural assessment and excludes contamination risks

7 Stormwater pumpstations



Our water, our future.

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Out of Scope

**From:** s 7(2)(a)  
**Sent:** Friday, 1 September 2023 3:38 pm  
**To:** s 7(2)(a)@gw.govt.nz; s 7(2)(a)@GW.govt.nz;  
s 7(2)(a)@gw.govt.nz; s 7(2)(a)@gw.govt.nz;  
s 7(2)(a)@GW.govt.nz; s 7(2)(a)@wcc.govt.nz;  
s 7(2)(a)@WCC.govt.nz; s 7(2)(a)@wcc.govt.nz;  
s 7(2)(a)@wcc.govt.nz; s 7(2)(a); s 7(2)(a)@wcc.govt.nz;  
s 7(2)(a)@huttcity.govt.nz; s 7(2)(a)@huttcity.govt.nz;  
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s 7(2)(a)@poriruacity.govt.nz; s 7(2)(a); s 7(2)(a)@poriruacity.govt.nz;  
s 7(2)(a)@uhcc.govt.nz; s 7(2)(a)@uhcc.govt.nz;  
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s 7(2)(a)@dia.govt.nz; s 7(2)(a)@dia.govt.nz;  
s 7(2)(a)@poriruacity.govt.nz; s 7(2)(a)  
**Cc:** s 7(2)(a)  
**Subject:** Wellington Water update on LTP process

Kia ora koutou

It was good to work with both Upper Hutt City and Greater Wellington Regional councils this week, on the first stage of our engagement on 24-34 long term plans.

This stage is about familiarising ourselves with the intentions of councillors, in the context of the challenges facing their water infrastructure and the region. Investment levels for renewals, opex and water security were some of the topics generating interest.

Not all councils have elected to have that first stage of involvement, and we're getting to work on the content and engagement for the next stage.

This will be developed together with the input from our supply chain, who we have asked to tell us how much work they can deliver over the next two to three years, as well as giving us a longer view of the critical factors that would enable them to meet our needs over the medium term to 10 years.

Our suppliers achieved a record amount of investment in the region last year, building off steady increases over the past five years. It's important we can assure you that our delivery team know they can deliver what we will recommend to councils.

**Evidence gathering**

We're currently working with our teams to review and verify our asset and investment data, as well as stocktaking the evidence that supports the investment needs. This preliminary work will be finished next week, and then we will use a prioritisation tool to start to develop programmes of work that assesses project outputs against desired outcomes, allowing us to bring advice to you about the key investments that could be made to address the needs.

We're very aware of the importance of getting on top of renewals, and have proposed that those activities are treated separately this time round. We've suggested that they have their own funding pot, and prioritisation that reflects not just the age, but the relative importance, condition and criticality to service outcomes. This leverages our new asset knowledge gained from the last three years of activity.



With respect to asset knowledge, we have been able to increase our knowledge of council assets considerably since the last LTP cycle, having invested council and central government funding in:

- Physical asset condition inspections to help identify top priority renewals, upgrades and replacements
- Desktop-based assessments of asset condition and criticality for the whole network – developed with the learnings of our physical inspections to confirm accuracy
- Growth studies to support estimates of future capacity requirements
- Leak detection and management including network surveys, nightflow studies and zone-based pressure management to support strategic leak management
- The latest regional water supply strategy work
- Small area metering outputs, providing improved understanding of household use and private network leakage
- Improved defect and fault history data management
- Investigations into root causes and baseline quality indicators to support wastewater and stormwater network overflow consent applications
- Technical studies to improve understanding of asset performance (for example studies on material deterioration rates)

### Next steps

We know that not all councils will be able to meet the investment requirements for the maximum deliverable programme we will present. Where required, we'll work with officers to be clear on what level of risk is manageable, and how that can be mitigated, in a programme that's less than what we would otherwise recommend.

This will be the work of the next stage of engagement with council, which we expect to begin in October.

## Out of Scope

We are working with them to ensure that the investment outcomes are really closely aligned to your LTP processes and that they have a really good understanding of the investment needs and priorities at a council as well as a regional level. To date they are supportive of our approaches, in particular the focus on renewals activities. There is a planned joint workshop with NTU, councils and WWL on 7 September that we're looking forward to participating in, which will be looking at some of the early signals on funding and priorities.

Please get in touch if you'd like any specific questions addressed, and forward this to anyone in your organisation who we might be missing off our list.

Ka kite and have a great weekend

s 7(2)(a)

Head of Service Planning



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

# Out of Scope

From: s 7(2)(a) e [REDACTED]@uhcc.govt.nz>  
 Sent: Wednesday, 6 September 2023 5:26 pm  
 To: s 7(2)(a) a [REDACTED];@wellingtonwater.co.nz>; s 7(2)(a) [REDACTED]@wellingtonwater.co.nz>  
 Cc: s 7(2)(a) [REDACTED]@uhcc.govt.nz>  
 Subject: FW: UHCC LTP Budget templates

**Caution:** This is an external email. Please take care when clicking links or opening attachments.

Hi s 7(2)(a) [REDACTED], also passing on to you in s 7(2)(a) [REDACTED] absence until early Oct.

Confirming the agreed due date for these to s 7(2)(a) [REDACTED] and our finance team is **Wed 18 October** – please note this is a pretty hard deadline in order to process and achieve our next deliverables for council workshops at the end of October and into early November.

Ngā mihi nui | Kind regards

s 7(2)(a) [REDACTED]

Manager 3 Waters Transition | Kaihauu Whakawhitinga Wai



Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
 Upper Hutt City Council

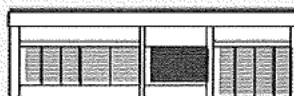
**Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council**

HAPAI Service Centre, 879 - 881 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand

T: s 7(2)(a) [REDACTED] 0 | E: s 7(2)(a) [REDACTED]@uhcc.govt.nz

W: upperhuttcity.com | F: fb.com/UpperHuttCityCouncil

**We've moved...**



Council's customer services are now based at the **HAPAI Service Centre**, 879 - 881 Fergusson Drive.

From: s 7(2)(a) [REDACTED]@uhcc.govt.nz>  
 Sent: Wednesday, September 6, 2023 5:19 PM  
 To: s 7(2)(a) e [REDACTED] s [REDACTED]@wellingtonwater.co.nz>; s 7(2)(a) e [REDACTED] k [REDACTED]@wellingtonwater.co.nz>  
 Cc: s 7(2)(a) e [REDACTED]@uhcc.govt.nz>  
 Subject: UHCC LTP Budget templates

Hi s 7(2)(a) [REDACTED]

Hope all is well.

See attached for the UHCC 3 waters budget templates for the 2024 LTP.

Any questions/concerns please let me know.

Many thanks

**s 7(2)(a)**

---

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Out of Scope

From: s 7(2)(a)@uhcc.govt.nz>  
Sent: Tuesday, 19 September 2023 6:19 pm  
To: s 7(2)(a)  
Subject: RE: Time change for Thurs - UHCC/WWL LTP investment options

Caution: This is an external email. Please take care when clicking links or opening attachments.

Thanks s 7(2)(a)

I will check in with s 7(2)(a) early Wed on your progress update below, and also shift the Thurs slot to 1.30 for a check-in as noted.

On Monday we can get 1.5 hours with s 7(2)(a) and others from 11am, Tuesday is a no-go due to a council workshop and Wed is also out.

Will you have the programme detail/options to discuss for Monday instead of what was planned for Thurs?

As per the high-level options guidance we shared earlier, we are keen to build the programme information into options for council showing the baseline including a focus on renewals and existing commitments as the 'must do', and then likely a small amount of other 'should do' items to consider on top of that, depending on overall affordability.

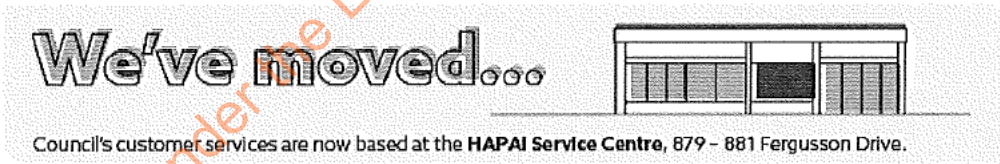
Ngā mihi nui | Kind regards

s 7(2)(a)

Manager 3 Waters Transition | Kaihautu Whakawhitinga Wai



Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council  
HAPAI Service Centre, 879 - 881 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand  
T: s 7(2)(a) 0 || E: s 7(2)(a)@uhcc.govt.nz  
W: upperhuttcity.com | F: fb.com/UpperHuttCityCouncil



From: s 7(2)(a)@wellingtonwater.co.nz>  
Sent: Tuesday, September 19, 2023 5:20 PM  
To: s 7(2)(a) e s 7(2)(a)@uhcc.govt.nz>; s 7(2)(a) v s 7(2)(a)@wellingtonwater.co.nz>; s 7(2)(a) s 7(2)(a)@wellingtonwater.co.nz>  
Subject: RE: Time change for Thurs - UHCC/WWL LTP investment options

Hi s 7(2)(a)

I have just checked with s 7(2)(a) We won't be in a position to provide much of an update at this stage beyond talking to a high-level template. The team are in workshops this week with internal subject matter experts to get the detail

to support putting together programme options which will then feed into what we prepare for the presentations to councils.

We can make 1:30pm on Thursday to talk to the proposed framing and draft template but suggest we will only need 30min for this as there won't be any detailed content in it at this stage. Alternatively, would it suit to touch base early next week? Monday looks fairly flexible until 3pm or on Tuesday after 2pm.

Kind regards

s 7(2)(a)

Senior Advisor Investment Planning



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: s 7(2)(a) @uhcc.govt.nz>

Sent: Tuesday, 19 September 2023 12:26 pm

To: s 7(2)(a) w @wellingtonwater.co.nz>; s 7(2)(a) e s @wellingtonwater.co.nz>; s 7(2)(a)

s 7(2)(a) @wellingtonwater.co.nz>

Subject: Time change for Thurs - UHCC/WWL LTP investment options

Importance: High

Caution: This is an external email. Please take care when clicking links or opening attachments.

Hi team WWL,

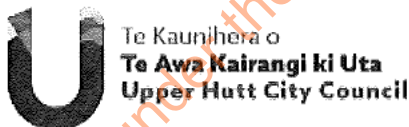
After discussion on Friday checking in if we can change this session to a 1.30 or 2pm start to accommodate s 7(2)(a) joining after his SWDC commitment.

If this works for you, please let me know ASAP.

Ngā mihi nui | Kind regards

s 7(2)(a)

Manager 3 Waters Transition | Kaihautu Whakawhitinga Wai



Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council

HAPAI Service Centre, 879 - 881 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand

T: s 7(2)(a) 0 || E: s 7(2)(a) @uhcc.govt.nz

W: upperhuttcity.com | F: fb.com/UpperHuttCityCouncil

We've moved...



Council's customer services are now based at the HAPAI Service Centre, 879 - 881 Fergusson Drive.

-----Original Appointment-----

From: s 7(2)(a)

Sent: Wednesday, August 30, 2023 7:34 PM

To: s 7(2)(a)

Cc:

Subject: UHCC/WWL LTP investment options

When: Thursday, 21 September 2023 9:30 am-11:30 am (UTC+12:00) Auckland, Wellington.

Where: Microsoft Teams Meeting; or in person at WWL office, Petone (TBC)

WWL team have requested 1.5hrs, may not need this whole slot.

---

## Microsoft Teams meeting

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 452 699 965 318

Passcode: tXuVA3

[Download Teams](#) | [Join on the web](#)

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Out of Scope

**From:** s 7(2)(a)  
**Sent:** Friday, 29 September 2023 4:59 pm  
**To:** s 7(2)(a)  
**Cc:** s 7(2)(a)  
**Subject:** Draft UHCC LTP advice for discussion  
**Attachments:** UHCC stage 2 advice - precirculation material (002).pdf

Kia ora s 7(2)(a)

Ahead of our meeting on Monday please find attached the current state first draft material we are proposing for the LTP workshop on 10 October

To note that content is still in development and there are still a number of gaps to be filled. Work is still going on behind the scenes to fill some of the data gaps for some project lines. We are expecting another update on Monday so some of the of the numbers may change as we refine this advice. This is to give you visibility of our thinking for feedback.

Kind regards

s 7(2)(a) Senior Advisor Investment Planning



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

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Out of Scope

From: s 7(2)(a) @uhcc.govt.nz>  
Sent: Tuesday, 3 October 2023 8:03 am  
To: s 7(2)(a)  
Cc:  
Subject: FW: Material due for Council Workshop - 10 October

Caution: This is an external email. Please take care when clicking links or opening attachments.

Morning both

Just to let you know timings for the UHCC Workshop below for your info.

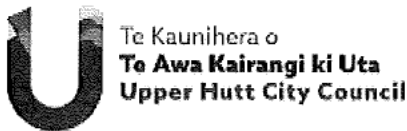
As you will note below, we are back in the Civic Building. 838 Fergusson Drive Upper Hutt.

We will also need any presentation by Thursday this week for circulation prior to the Workshop.

Happy to help if you have any queries.

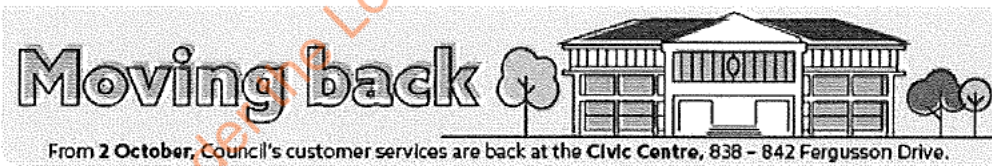
Kind regards

Executive Support and Administration Assistant



Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council

Civic Administration Building, 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand  
M: ss 7(2)(a) 9 || E: s 7(2)(a) @uhcc.govt.nz  
W: upperhuttcity.com | F: fb.com/UpperHuttCityCouncil



From: s 7(2)(a) @uhcc.govt.nz> On Behalf Of Governance  
Sent: Monday, October 2, 2023 1:53 PM  
To: s 7(2)(a) n @uhcc.govt.nz>; s 7(2)(a) e @uhcc.govt.nz>  
Cc: s 7(2)(a) e @uhcc.govt.nz>; s 7(2)(a) e @uhcc.govt.nz>; s 7(2)(a) @uhcc.govt.nz>; Governance <Governance@uhcc.govt.nz>  
Subject: Material due for Council Workshop - 10 October

Good afternoon,

This is the draft agenda timings for the 10 October workshop.

Could you please confirm if you will be providing a memo and/or a presentation for this workshop agenda.



**Action:** Reports need to be emailed to [Governance@uhcc.govt.nz](mailto:Governance@uhcc.govt.nz) by the close of business tomorrow (Tuesday). Please confirm what staff will be in attendance for each item.

Please do not hesitate to contact me if you have any questions.

Date: 10 October Additional workshop Venue: Civic LB Rm 7 1.30 pm – 5.00 pm	Topic	Facilitator	Time Required
1.30 - 3.30 pm	Wellington Water 3 Waters	WWL / s 7(2)(a)	2 hours
3.30 pm Afternoon tea			
3.45-5.00 pm	Māori Wards Te Kahu inviting Helmut 3.45pm (via zoom)	s 7(2)(a)	1 hour

Ngā mihi

s 7(2)(a)

Senior Governance Advisor | Kaitohu Kāwanatanga Matua

T: s 7(2)(a) | M: s 7(2)(a) | E: [Governance@uhcc.govt.nz](mailto:Governance@uhcc.govt.nz)

---

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Out of Scope

From: s 7(2)(a)  
 Sent: Wednesday, 11 October 2023 4:42 pm  
 To: s 7(2)(a)  
 Cc:  
 Subject: RE: Baseline expenditure  
 Attachments: UHCC High Level Draft LTP Capex s 7(2)(a) 11 October.xlsx

Hi s 7(2)(a)

In response to your request for the breakdown of the LTP capex programme based on WWL maximum deliverability, I've produced the attached that provide a level of detail (in draft) that may help better understand the programme by Water and LGA.  
 Please note that we do have adjustments still to make to the dataset.

In terms of the baseline numbers used in the presentation, I'm still working through the details and will get in touch with your financial controller to discuss tomorrow morning.

More than happy to walk you through the attached schedule.

Thanks  
s 7(2)(a)

From: s 7(2)(a) @wellingtonwater.co.nz>  
 Sent: Wednesday, 11 October 2023 2:36 pm  
 To: s 7(2)(a) n s 7(2)(a) @uhcc.govt.nz>; s 7(2)(a) r s 7(2)(a) @wellingtonwater.co.nz>  
 Cc: s 7(2)(a) n s 7(2)(a) @wellingtonwater.co.nz>  
 Subject: RE: Baseline expenditure

Good day s 7(2)(a)

I'll probably ask s 7(2)(a) to respond on the detail, however, I can confirm that our figures are NOT inflated, and are all based on FY23/24 values.

Thanks  
s 7(2)(a) Head of Service Planning



Mob s 7(2)(a)  
 Private Bag 39804, Wellington Mail Centre 5045  
 Level 4, 25 Victoria Street, Petone, Lower Hutt

From: s 7(2)(a) n s 7(2)(a) @uhcc.govt.nz>  
 Sent: Wednesday, 11 October 2023 12:06 pm  
 To: s 7(2)(a) r s 7(2)(a) @wellingtonwater.co.nz>; s 7(2)(a) @wellingtonwater.co.nz>  
 Subject: Baseline expenditure

**Caution:** This is an external email. Please take care when clicking links or opening attachments.

Just had a question from our financial controller. She is struggling at the moment to understand the baseline number on the graph. She seems to think it doesn't align with our LTP forecast which showed a year on year inflation adjustment. My understanding is that your graph is unadjusted and this may be the reason. Are you able to confirm and also advise what the baseline numbers you used were?

Regards

**s 7(2)(a)**

Kaihautū Taiao | Director Asset Management and Operations | Kaihautū Taiao |



**Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council**

Civic Administration Building, 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand

T: **s 7(2)(a)** 6 | M: **s 7(2)(a)** 5 | E: **s 7(2)(a)** @uhcc.govt.nz

W: upperhuttcity.com | F: fb.com/UpperHuttCityCouncil

**Moving back**



From 2 October, Council's customer services are back at the Civic Centre, 838 – 842 Fergusson Drive.

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Out of Scope

**From:** s 7(2)(a)  
**Sent:** Wednesday, 18 October 2023 5:07 pm  
**To:** s 7(2)(a)@uhcc.govt.nz  
**Cc:** s 7(2)(a)  
**Subject:** UHCC - Council preferred funding level request  
**Attachments:** Council funding\_202434 LTP.xlsx

Good day s 7(2)(a)

Thanks for your input into the LTP Stage Two Council workshop we recently held with your council. As part of the next phase of developing your council's three waters LTP programme we need to get an understanding of the funding parameters that that programme needs to be built around. We appreciate that this is a moving target, however if you are able to provide an indication at this stage we can begin to look at how your programme would change from the maximum deliverable to a 'preferred' programme, which is aligned to your funding capacity.

Attached is a spreadsheet to help gather this information, with some instructions on what we're after. Also within this spreadsheet is space to list any priority projects council wants to ensure are included within the 2024-34 LTP programme, should you have any.

Regards

s 7(2)(a) Head of Service Planning



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

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# Out of Scope

From: s 7(2)(a) n [redacted]@uhcc.govt.nz>  
 Sent: Thursday, 19 October 2023 8:29 am  
 To: s 7(2)(a) [redacted]@wellingtonwater.co.nz>; s 7(2)(a) [redacted]@wellingtonwater.co.nz>  
 Cc: s 7(2)(a) n [redacted]@uhcc.govt.nz>; s 7(2)(a) [redacted] e [redacted]@uhcc.govt.nz>  
 Subject: contact points

**Caution:** This is an external email. Please take care when clicking links or opening attachments.

Mōrena s 7(2)(a) [redacted]

Thanks for the email sent through to s 7(2)(a) [redacted] last night, on matters relating to financing it would be handy if s 7(2)(a) [redacted] and/or myself could be cced in as well – just a bit of efficiency and stops s 7(2)(a) [redacted] having to be a mailbox.  
 Enjoy the day.  
 s 7(2)(a) [redacted]

Ngā mihi

s 7(2)(a) [redacted]

Kaihautū Ratonga Rangatōpū | Director of Finance, Risk & Digital Solutions



**Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council**

879 – 881 Fergusson Drive, Private Bag 907, Upper Hutt 5140, New Zealand  
 Waea Pūkoro: s 7(2)(a) [redacted] 1 [redacted] 7 [redacted] 9 | Waea: +64 4 527 2169  
 Īmēra: s 7(2)(a) [redacted]@uhcc.govt.nz | Pae Tukutuku: [www.upperhuttcity.com](http://www.upperhuttcity.com)  
 Pukamāta: [www.fb.com/UpperHuttCityCouncil](http://www.fb.com/UpperHuttCityCouncil)

s 7(2)(a) [redacted]

Interim Chief Executive | Te Tumu Pūtea, Tūraru, Hangarau

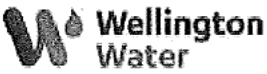
Out of Scope

From: s 7(2)(a)  
Sent: Friday, 20 October 2023 1:02 pm  
To: s 7(2)(a)  
Cc:  
Subject: RE: Hutt Valley Trunk Wastewater Briefing

Hi s 7(2)(a)

We're planning for myself, s 7(2)(a) and s 7(2)(a) to attend.

Thanks  
s 7(2)(a) Head of Service Planning



Mob s 7(2)(a)  
Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

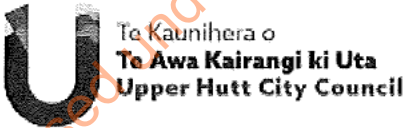
From: s 7(2)(a)@uhcc.govt.nz>  
Sent: Friday, 20 October 2023 12:05 pm  
To: s 7(2)(a)@wellingtonwater.co.nz>  
Subject: RE: Hutt Valley Trunk Wastewater Briefing

Caution: This is an external email. Please take care when clicking links or opening attachments.

Thanks s 7(2)(a) If you let me know who will be in attendance, I will let Governance know and then forward the agenda.

Kind regards  
s 7(2)(a)

Executive Support and Administration Assistant



Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council  
Civic Administration Building, 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand  
T: s 7(2)(a) 5 0 || M: s 7(2)(a) 9 || E: s 7(2)(a)@uhcc.govt.nz  
W: upperhuttcity.com | F: fb.com/UpperHuttCityCouncil

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# Moving back



From 2 October, Council's customer services are back at the Civic Centre, 838 - 842 Fergusson Drive.

From: s 7(2)(a) @wellingtonwater.co.nz>

Sent: Friday, October 20, 2023 11:25 AM

To: s 7(2)(a) e s 7(2)(a) @uhcc.govt.nz>

Cc: s 7(2)(a) n s 7(2)(a) @uhcc.govt.nz>; s 7(2)(a) @wellingtonwater.co.nz>;

s 7(2)(a) @wellingtonwater.co.nz>; s 7(2)(a) e s 7(2)(a) r s 7(2)(a) @wellingtonwater.co.nz>

Subject: RE: Hutt Valley Trunk Wastewater Briefing

Hi s 7(2)(a)

Would you be able to send us a copy of the agenda for the meeting please.

Also, would appreciate your guidance on any particular aspects of the JV and water meter discussions that the Committee would like us to address.

Thanks

s 7(2)(a) Head of Service Planning



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: s 7(2)(a) @uhcc.govt.nz>

Sent: Friday, 20 October 2023 11:04 am

To: s 7(2)(a) e s 7(2)(a) @wellingtonwater.co.nz>

Cc: s 7(2)(a) n s 7(2)(a) @uhcc.govt.nz>

Subject: RE: Hutt Valley Trunk Wastewater Briefing

Caution: This is an external email. Please take care when clicking links or opening attachments.

Hi s 7(2)(a)

Many thanks. I found that after I send my email. Just to let you know, we were instructed to included WWL presentations for next weeks Finance and Performance Committee meeting and as we were required to send these before the timings you offered below, I provided the Hutt Valley Trunk Wastewater LTP Investment briefing and also the report below as this contained information on the water metering.

Hope this can work for you.

Kind regards

s 7(2)(a)

Executive Support and Administration Assistant



**Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council**

Civic Administration Building, 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand

T: s 7(2)(a) 5 [redacted] 0 | M: s 7(2)(a) [redacted] 9 | E: s 7(2)(a) [redacted]@uhcc.govt.nz

W: upperhuttcity.com | F: fb.com/UpperHuttCityCouncil



From: s 7(2)(a) [redacted]@wellingtonwater.co.nz>

Sent: Friday, October 20, 2023 10:44 AM

To: s 7(2)(a) [redacted] e [redacted]@uhcc.govt.nz>

Subject: RE: Hutt Valley Trunk Wastewater Briefing

Hi Kim

We have some of this information on our website

<https://www.wellingtonwater.co.nz/assets/Reports-and-Publications/2023-Regional-Water-Shortage-Summit-Final-slide-pack-11-September-2023.pdf>

Does this meet your needs?

Thanks

s 7(2)(a) [redacted] Head of Service Planning



Mob s 7(2)(a) [redacted]

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: s 7(2)(a) [redacted]@uhcc.govt.nz>

Sent: Thursday, 19 October 2023 7:42 am

To: s 7(2)(a) [redacted] s [redacted]@wellingtonwater.co.nz>

Subject: RE: Hutt Valley Trunk Wastewater Briefing

**Caution:** This is an external email. Please take care when clicking links or opening attachments.

Morning s 7(2)(a) [redacted]

Are you able to forward a copy of the Water metering presentation provided to the Water Summit? Unfortunately, we are unable to find it.



Many thanks

s 7(2)(a)

Executive Support and Administration Assistant



Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council

Civic Administration Building, 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand

M: s 7(2)(a) 9 || E: s 7(2)(a) @uhcc.govt.nz

W: upperhuttcity.com | F: fb.com/UpperHuttCityCouncil



From: s 7(2)(a) e s 7(2)(a) @wellingtonwater.co.nz>

Sent: Wednesday, October 18, 2023 12:36 PM

To: s 7(2)(a) e s 7(2)(a) @uhcc.govt.nz>

Cc: s 7(2)(a) f s 7(2)(a) n s 7(2)(a) @uhcc.govt.nz>; s 7(2)(a) @wellingtonwater.co.nz>

Subject: RE: Hutt Valley Trunk Wastewater Briefing

Good day s 7(2)(a)

My apologies. Many of our key staff are currently at the WaterNZ conference, so we are not going to be able to get any material ready for this before Friday.

Regards

s 7(2)(a) Head of Service Planning



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: s 7(2)(a) e s 7(2)(a) @uhcc.govt.nz>

Sent: Wednesday, 18 October 2023 11:42 am

To: s 7(2)(a) a s 7(2)(a) r s 7(2)(a) @wellingtonwater.co.nz>

Cc: s 7(2)(a) n s 7(2)(a) @uhcc.govt.nz>; s 7(2)(a) @wellingtonwater.co.nz>

Subject: RE: Hutt Valley Trunk Wastewater Briefing

Caution: This is an external email. Please take care when clicking links or opening attachments.

Morning s 7(2)(a)

Are you able to confirm if there will be a presentation for the Hutt Valley Trunk Wastewater and the water metering briefing for next week's meeting? If so, we will need these be close of day today for circulation.

Many thanks

s 7(2)(a)

Executive Support and Administration Assistant



Te Kaunihera o  
Te Awa Kairangi ki Uta  
Upper Hutt City Council

Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council

Civic Administration Building, 838 – 842 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand

M: s 7(2)(a) 91 | E: s 7(2)(a) @uhcc.govt.nz

W: upperhuttcity.com | F: fb.com/UpperHuttCityCouncil



From: s 7(2)(a) @wellingtonwater.co.nz>

Sent: Monday, October 9, 2023 8:41 AM

To: s 7(2)(a) e s 7(2)(a) @uhcc.govt.nz>; s 7(2)(a) r s 7(2)(a) @wellingtonwater.co.nz>; s 7(2)(a)

s 7(2)(a) @wellingtonwater.co.nz>

Cc: s 7(2)(a) n s 7(2)(a) @uhcc.govt.nz>

Subject: RE: Hutt Valley Trunk Wastewater Briefing

Hi s 7(2)(a)

I can confirm WWL will attend tomorrow's workshop at UHCC.

The following week re 25<sup>th</sup> Oct s 7(2)(a) will attend with others as required.

Kind regards

s 7(2)(a)

Executive Assistant - Network Strategy & Planning



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045

Level 4, 25 Victoria Street, Petone, Lower Hutt

From: s 7(2)(a) @uhcc.govt.nz>

Sent: Monday, 9 October 2023 8:26 am

To: s 7(2)(a) r s 7(2)(a) @wellingtonwater.co.nz>; s 7(2)(a) s s 7(2)(a) @wellingtonwater.co.nz>

Cc: s 7(2)(a) n [redacted]@uhcc.govt.nz>  
Subject: RE: Hutt Valley Trunk Wastewater Briefing

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Morning both

Just would like to confirm all is good for attending tomorrow's UHCC Workshop and also if we can have an update on availability for next week's Finance and Performance Committee meeting, scheduled for 4.30pm, Wednesday 25<sup>th</sup> October.

Thanks very much.

s 7(2)(a)

Executive Support and Administration Assistant



**Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council**

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From: s 7(2)(a)  
Sent: Friday, October 6, 2023 8:40 AM  
To: s 7(2)(a) r [redacted]@wellingtonwater.co.nz>  
Subject: FW: Hutt Valley Trunk Wastewater Briefing

Morning s 7(2)(a)

s 7(2)(a) asked if I could pass on the below for your information also. Just to note, we haven't heard back from s 7(2)(a) yet. Just a little nervous due to the short notice we have given.

Thanks s 7(2)(a)  
s 7(2)(a)

From: s 7(2)(a)  
Sent: Thursday, October 5, 2023 12:55 PM  
To: s 7(2)(a) e [redacted] s [redacted]@wellingtonwater.co.nz>  
Cc: s 7(2)(a) f [redacted] n [redacted]@uhcc.govt.nz>  
Subject: Hutt Valley Trunk Wastewater Briefing

Hi s 7(2)(a)

We have received a request from Council for WWL to present the Hutt Valley Trunk Wastewater Briefing at the next Upper Hutt City Council's Finance and Performance Committee meeting, scheduled for 4.30pm, Wednesday 25<sup>th</sup> October.

In addition, the Committee have also asked for a brief presentation on water metering also.

Would you be able to present this for us? We were thinking 30-40 minutes for the Wastewater and about 20 minutes for the water metering.

Any assistance greatly appreciated.

The Committee meeting is being held in the Rotary Lounge of the Upper Hutt Central Library FYI.

Thanks very much and happy to help if you have any queries.

s 7(2)(a)

My working hours are 7.30am – 1.00pm daily.

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## Out of Scope

**From:** s 7(2)(a)  
**Sent:** Monday, 30 October 2023 11:57 am  
**To:** s 7(2)(a)  
**Cc:**  
**Subject:** RE: Can You Help?  
**Attachments:** UHCC Summary-V1.xlsx

Good day s 7(2)(a)

s 7(2)(a) has been able to summarise the following information for you.

As per the Council 2022 valuation, the values and distances are here. Note that the distances don't include laterals in this, as there are some data gaps.

## UHCC High Level Summary-2022 June Valuation

Water Type	Pipe Length (km)	2022 June Valuation (\$)		
		ORC	ODRC	AD
Water Supply	285	198,654,230	108,227,375	2,364,880
Wastewater	228	222,110,502	119,045,579	2,609,209
Stormwater	157	254,506,550	156,670,263	2,570,276
Telemetry	-	1,134,167	438,507	50,649
<b>Total for all</b>		<b>676,405,450</b>	<b>384,381,725</b>	<b>7,595,013</b>

ORC = Optimised Replacement Cost

ODRC = Optimised Depreciated Replacement Cost

AD = Annual Depreciation

For the age based renewals information, there is distance and dollar views below. These figures are based off our internal pipe cost estimation methodologies, and won't align with the Council valuation. Also, these are not reflective of our recommended programme presented to Council in October. The recommended programme proposed a ramp up of renewal activity over 4-5 years, and then a sustained level of renewals for a further period to address backlogs and bow waves of age based renewal requirements. Finally, it is also worth noting that the renewal estimates below don't contain any contingency.

## UHCC Three Waters Pipe Network Renewal Profile Forecast in Km

WS Pipe Network	WW Pipe Network	SW Pipe Network	Tota for Three Waters Pipe Network
12 km	14 km	0 km	26 km
34 km	29 km	1 km	63 km
27 km	57 km	8 km	93 km
35 km	37 km	16 km	88 km
177 km	91 km	133 km	400 km
<b>285 km</b>	<b>228 km</b>	<b>157 km</b>	<b>670 km</b>

## UHCC Three Waters Pipe Network Renewal Profile Forecast in Replacement Cost

Renewal Year	WS Pipe Network (\$)	WW Pipe Network (\$)	SW Pipe Network (\$)	Tota for Three Waters Pipe Network (\$)
Age based Backlog	17,682,048	28,788,454	-	46,470,502
From 2024-2033	44,004,000	59,897,198	1,309,195	105,210,393
From 2034-2043	39,459,632	121,600,083	19,964,343	181,024,058

From 2044-2053	65,592,684	83,263,684	43,597,564	192,453,932
After 2053	273,485,599	200,671,776	507,924,054	982,081,429
<b>Total</b>	<b>440,223,963</b>	<b>494,221,195</b>	<b>572,795,157</b>	<b>1,507,240,315</b>

Note: Does not include allowances for contingency (40%) or funding risk (60%)

Please let myself, or **s 7(2)(a)** know if you'd like some additional information.

Regards

**s 7(2)(a)** Head of Service Planning



Mob **s 7(2)(a)**

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: **s 7(2)(a)** n **s 7(2)(a)** @uhcc.govt.nz>

Sent: Monday, 30 October 2023 8:15 am

To: **s 7(2)(a)** a **s 7(2)(a)** @wellingtonwater.co.nz>; **s 7(2)(a)** s **s 7(2)(a)** @wellingtonwater.co.nz>

Cc: **s 7(2)(a)** @wellingtonwater.co.nz>

Subject: RE: Can You Help?

**Caution:** This is an external email. Please take care when clicking links or opening attachments.

As a crude measure would you be able to give me the network lengths and values for each of the 3 waters in a simple table? Thanks. Just trying to figure out how to simplify the message for Council.

**s 7(2)(a)**

Kaihautū Taiao | Director Asset Management and Operations | Kaihautū Taiao |



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W: upperhuttcity.com | F: fb.com/UpperHuttCityCouncil



From: **s 7(2)(a)** a **s 7(2)(a)** @wellingtonwater.co.nz>

Sent: Friday, October 27, 2023 3:14 PM

To: **s 7(2)(a)** f **s 7(2)(a)** n **s 7(2)(a)** @uhcc.govt.nz>; **s 7(2)(a)** e **s 7(2)(a)** s **s 7(2)(a)** @wellingtonwater.co.nz>

Cc: **s 7(2)(a)** e **s 7(2)(a)** r **s 7(2)(a)** @wellingtonwater.co.nz>

Subject: RE: Can You Help?

Hi s 7(2)(a)

Underneath first table was prepared as part of the 2024 LTP discussion in 2023.

The second valuation table was updated in June 2023 using the latest UHCC council's valuation figures(2022 June - AON Valuation) but indexed to March 2023 figures using latest available Static NZ "Capital goods price indexes" at that time.

Description	ORC*	ODRC*	AD*	Average Economic Life (yrs)
UHCC High Level Summary-2022 June Valuation	715,821,376	406,780,660	8,037,594	

\* Indexed to March 2023 using latest available Static NZ "Capital goods price indexes"

Here are the UHCC council's latest valuation figures as per 2022 June AON Valuation.

Description	ORC	ODRC	AD	Average Life (yrs)
UHCC High Level Summary-2022 June Valuation	676,405,450	384,381,725	7,595,013	

If you need any more information on this, especially WW and SW graphs or renewal forecast tables, please let me know.

Thanks,

Regards,

s 7(2)(a) Engineer Service Planning



Tel 04 912 4400 DDI s 7(2)(a) 2 s 7(2)(a) Mob s 7(2)(a)

From: s 7(2)(a) n s 7(2)(a) @uhcc.govt.nz>  
 Sent: Friday, 27 October 2023 2:31 pm  
 To: s 7(2)(a) e s 7(2)(a) @wellingtonwater.co.nz>  
 Cc: s 7(2)(a) r s 7(2)(a) @wellingtonwater.co.nz; s 7(2)(a)  
 s 7(2)(a) @wellingtonwater.co.nz>  
 Subject: RE: Can You Help?

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s 7(2)(a)

Thanks this is useful.

Underneath is a table that was part of the LTP21. Do you have anything similar for LTP 24? It would make a good comparison.

Regards and thanks

s 7(2)(a)

Kaihautū Taiao | Director Asset Management and Operations | Kaihautū Taiao |

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# Moving back



From 2 October, Council's customer services are back at the Civic Centre, 838 – 842 Fergusson Drive.

From: s 7(2)(a) @wellingtonwater.co.nz>

Sent: Friday, October 27, 2023 12:12 PM

To: s 7(2)(a) n @uhcc.govt.nz>

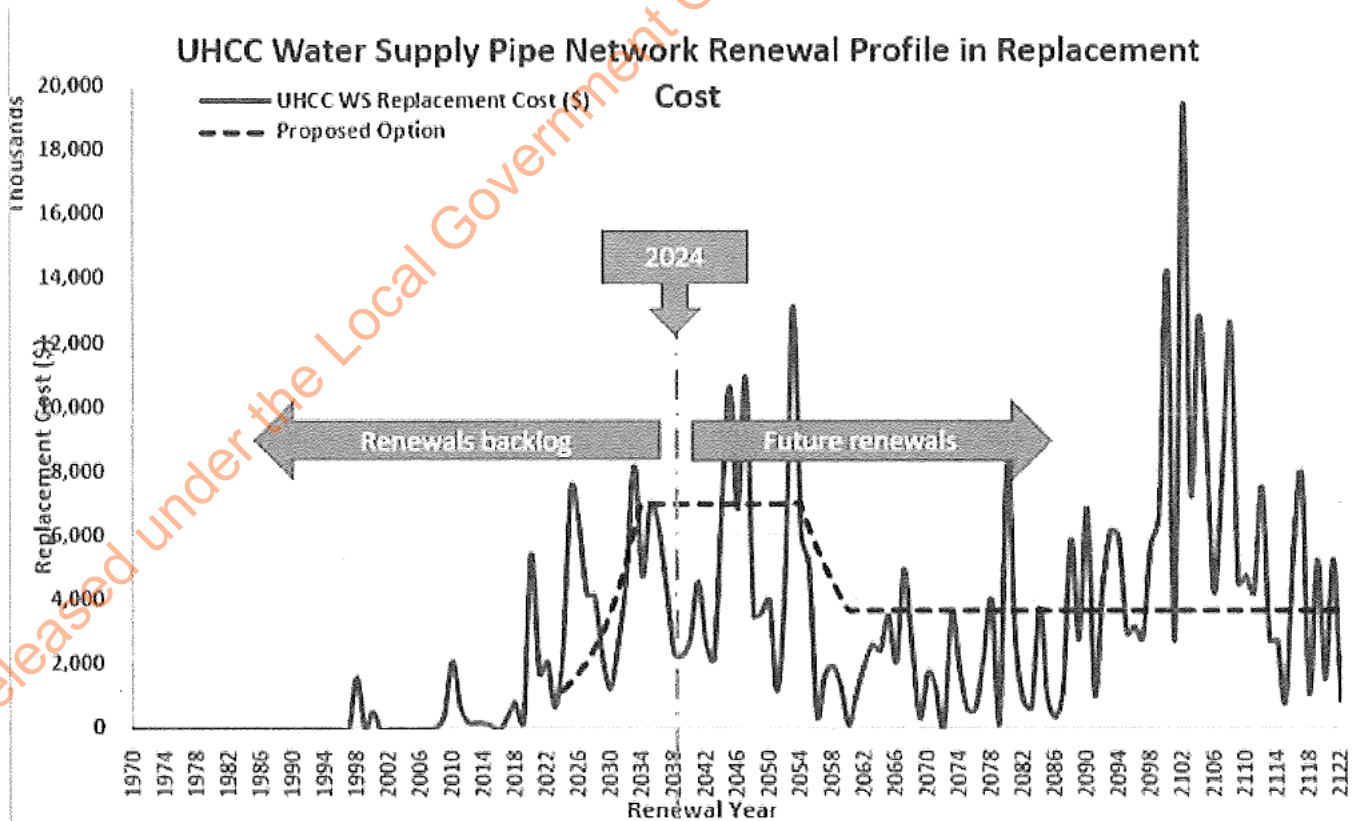
Cc: s 7(2)(a) r @wellingtonwater.co.nz>; s 7(2)(a)

s 7(2)(a) @wellingtonwater.co.nz>

Subject: RE: Can You Help?

Hi s 7(2)(a)

We have the following network renewal backlog and target graphs for each water. s 7(2)(a) can provide this as an overall spreadsheet by with the data, or just summary tables and the graphs.





We also have some analysis about replacement costs from valuation reports, vs. our assessment of what they should be. The top line, is what we use an internal view about costs for renewals. The second line is the valuation view from your latest valuation report. These are quite significant.

Activity	Description	UHCC
All Three Waters Networks (Pipes, Network Fittings, Manholes etc.)	Total-As per Renewal Profile	1,507,240,315
	Total-as per Councils' latest valuation	649,899,557
	Difference (Renewal Profile-Valuation)	857,340,758
	% (Difference)	131.9%

Activity	Description	UHCC
Water Supply Network (Pipes, Fittings, Service Connections, Valves, Hydrants etc.)	Total-As per Renewal Profile	440,223,963
	Total-as per Councils' latest valuation	180,008,830
	Difference (Renewal Profile-Valuation)	260,215,133
	% (Difference)	144.6%

Activity	Description	UHCC
Wastewater Network (Pipes, Fittings, Manholes, Valves etc.)	Total-As per Renewal Profile	494,221,195
	Total-as per Councils' latest valuation	217,193,567
	Difference (Renewal Profile-Valuation)	277,027,628
	% (Difference)	127.5%

Activity	Description	UHCC
Stormwater Network (Pipes, Fittings, Manholes, Valves etc.)	Total-As per Renewal Profile	572,795,157
	Total-as per Councils' latest valuation	252,697,160
	Difference (Renewal Profile-Valuation)	320,097,997
	% (Difference)	126.7%

Finally, a summary of the valuation information.

Description	ORC*	ODRC*	AD*
WCC High Level Summary-2022 June Valuation			
GWRC High Level Summary-2022 March Valuation			
PCC High Level Summary-2021 Dec Valuation			
UHCC High Level Summary-2022 June Valuation	715,821,376	406,780,660	8,03
SWDC High Level Summary-2022 June Valuation			
HCC High Level Summary-2022 May Valuation			
<b>Total</b>	<b>\$12,933,977,169</b>	<b>\$5,975,709,017</b>	<b>\$154,23</b>

Thanks

s 7(2)(a) Head of Service Planning



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: s 7(2)(a) f [redacted] n [redacted]@uhcc.govt.nz>  
Sent: Friday, 27 October 2023 9:25 am  
To: s 7(2)(a) e [redacted] s [redacted]@wellingtonwater.co.nz>  
Subject: Can You Help?

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s 7(2)(a)

I am talking to Council next week about levels of investment in infrastructure renewals. This is being pitched at a very high and very simplistic level trying to illustrate that our level of investment is too low. Just thinking about age, life expectancy and current replacement value would you be able to give me a table for each of the 3 waters (just the UHCC part) showing what the average annual renewal cost would be? Don't even want to factor in growth or service level change at this point. I suspect it is information you already have to hand.

Regards

s 7(2)(a)

Kaihautū Taiao | Director Asset Management and Operations | Kaihautū Taiao



Te Kaunihera o  
**Te Awa Kairangi ki Uta**  
Upper Hutt City Council

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**Moving back**



From 2 October, Council's customer services are back at the Civic Centre, 838 – 842 Fergusson Drive.

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Out of Scope

**From:** s 7(2)(a)  
**Sent:** Tuesday, 31 October 2023 6:29 pm  
**To:** s 7(2)(a)@uhcc.govt.nz  
**Cc:** s 7(2)(a)  
**Subject:** UHCC - next stages for LTP activity

Good day s 7(2)(a)

Apologies, I've been meaning to call you to clarify the next stages for the LTP work. Do you have any time on Wednesday or Thursday for a chat please?

We are looking to start getting indications from all Councils of the likely affordable level of OPEX and CAPEX funding, so that we can develop programmes that align to it and refine our supporting advice around outcomes and risks. Any indications you can give us for this will be very helpful.

We'd also like to understand what the next relevant Council workshop or meeting dates are, and the type of supporting advice you'd need for these.

Will try and give you a call to discuss.

Thanks

s 7(2)(a) Head of Service Planning



Mob s 7(2)(a)

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Level 4, 25 Victoria Street, Petone, Lower Hutt

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Out of Scope

**From:** s 7(2)(a)  
**Sent:** Friday, 2 June 2023 4:21 pm  
**To:** s 7(2)(a) [redacted]  
 s 7(2)(a) [redacted] @uhcc.govt.nz; s 7(2)(a) [redacted] [redacted] @wcc.govt.nz  
**Cc:** s 7(2)(a) [redacted]  
**Subject:** Investment Planning Update for Transition Managers  
**Attachments:** Update to Transition Managers 6 June 2023.pptx

Kia Ora

Please find enclosed a copy of the presentation on the investment planning approach that we are looking to take over the coming months. This is to be discussed at the transition managers group on Tuesday afternoon next week.

We are also providing this to s 7(2)(a) [redacted] and s 7(2)(a) [redacted] from DIA / NTU ahead of them coming in to WWL next week for a discussion about opportunities to align effort and processes for investment planning.

Ngā mihi mahana

s 7(2)(a) [redacted] Head of Service Planning



Mob s 7(2)(a) [redacted]

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**Limit outdoor water use to either  
odd or even days, 6-8am and 7-9pm.**



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# Investment Planning Update for Transition Managers

s 7(2)(a)

6 June 2023



Our water, our future.

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# Current state

We expect to know soon - policy announcements from Government on new Bill (such as including water in LTPs); **Out of Scope**; and auditing requirements for LTPs from OAG.

There is uncertainty about the reform process, and therefore about whether the responsibility for developing a forward investment programme lies with Councils, or with the NTU and **Out of Scope**

We have provided feedback to the OAG on its draft annual plan for 23/24 on auditing water information in LTPs.

This uncertainty is being managed by:

- **Out of Scope**
- WWL planning using the following assumptions:
  - Investment and asset planning information needs to support inclusion of water in Councils' LTPs (financial information and asset management plans)
  - This includes supporting investment plan of 30 years, in order to enable Councils to correctly assess the impacts for Development Contributions
  - Year on year 30% uplift in capital programme
  - The Entity AMP will be for the 10 years of 2024/34, but the first 0-2 years (depending on transition date) needs to be the same as the LTP

# Challenges

- Uncertainty about transition date
- WWL is not able to support six different council processes plus an **Out of Scope**
- People impact because of transition (e.g. job pathway navigation)
- Workload pressure at the same time as involvement in asset transition, asset data migration, asset valuations, and systems implementation
- Who makes decisions about investment priorities – is it government, councils or both?
- Unknown funding envelopes – we have a large and growing programme and await funding signals
- Data quality and asset planning has improved, but there is a risk it will not meet the OAG standards, resulting in qualification and matters of emphasis
- Mana whenua expect to be involved, but it is unclear how this should be achieved

We can't wait for clarity and must make progress within the uncertainty.

# Key issues that need resolution

- For the benefit of the region's water services, investment needs to be aligned so that it is consistent between the government and councils. This is in terms of outcomes and supplier confidence.
- The workload needs to be right-sized and leveraging the existing work to develop the Entity C AMP seems sensible. This includes working in alignment with **Out of Scope** to utilise resources they may have available.
- Understanding the likely funding envelope is urgent – both from the **Out of Scope** and from councils. This will allow everyone to plan with more confidence.
- A jointly developed prioritisation approach between WWL and **Out of Scope** would help with getting a consistent investment plan together and give councils confidence that they have influence over the outcomes.
- We need to understand audit requirements and manage associated risks.
- What is the mechanism that allows all parties to work together so expectations are clear and activities are aligned?



# High level timeline for developing LTP advice

- Early engagement with councils to understand councils' relative investment priorities and develop any regional investment priorities (June – July)
- Development of an investment prioritisation tool
- Updating of asset management documents
- Preparation of investment options advice to Councils (July – August)
- Council investment workshops (September – October)
- Development of final advice
- Supporting any audit requirements

The timing of the final advice for an LTP would likely be similar for when the entity would need to be finalising its AMP (in order to be approved in time).

# Next steps

- WWL is meeting with the NTU on 8 June to work through next steps, such as project timeframes, resourcing support, funding assumptions, investment prioritisation, working with our councils, and alignment.
- WWL will also be in touch with each council to start discussions on priorities with councillors (as per our high-level timeline)
- Report back to Wellington Water Committee in July on progress and how we are taking a regional approach to investment advice
- Can we establish a forum to keep reviewing approach given the evolving landscape?

Out of Scope

From: s 7(2)(a)  
Sent: Friday, 25 August 2023 2:22 pm  
To: s 7(2)(a)  
Cc:  
Subject: UHCC Presentation  
Attachments: UHCC presentation for 29 08 2023 Council Workshop .pdf

Kia ora s 7(2)(a)

Thanks again for your time earlier this week to run through the presentation pre-reading material for your Council. We have taken your feedback on board and added in a bit more detail where it was easily attainable to the attached. As discussed, we will also have more evidence for the renewals investment need on hand out, on the day.

We have decided to steer away from comparing the level of investment in the current LTP to what we anticipate will be needed for the 2024-34 LTP. The main reason for this is that we have a lot of new information that we didn't have at the time of the 2021-31 LTP. This means the knowledge we have of the problems and corresponding investment need, is not directly comparable. To highlight this, we've added another slide at the beginning outlining all of the new evidence that will inform the recommended investment for 2024-34.

We've also decided against providing a one-page context paper which we previously suggested we would, but again have made it more clear up front what the purpose of this pre-reading is.

As discussed, we will have a cut back version of this presentation to go through on the day.

Feel free to give me a call to discuss further, otherwise have a good weekend.

Thanks again

s 7(2)(a)

s 7(2)(a) Principal Advisor Strategic Investment



Mob s 7(2)(a)

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Level 4, 25 Victoria Street, Petone, Lower Hutt

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# 2024-34 Investment Planning and Advice

Upper Hutt City Council

Step 1: Council briefing on  
challenges and priorities

29 August 2023



Our water, our future.

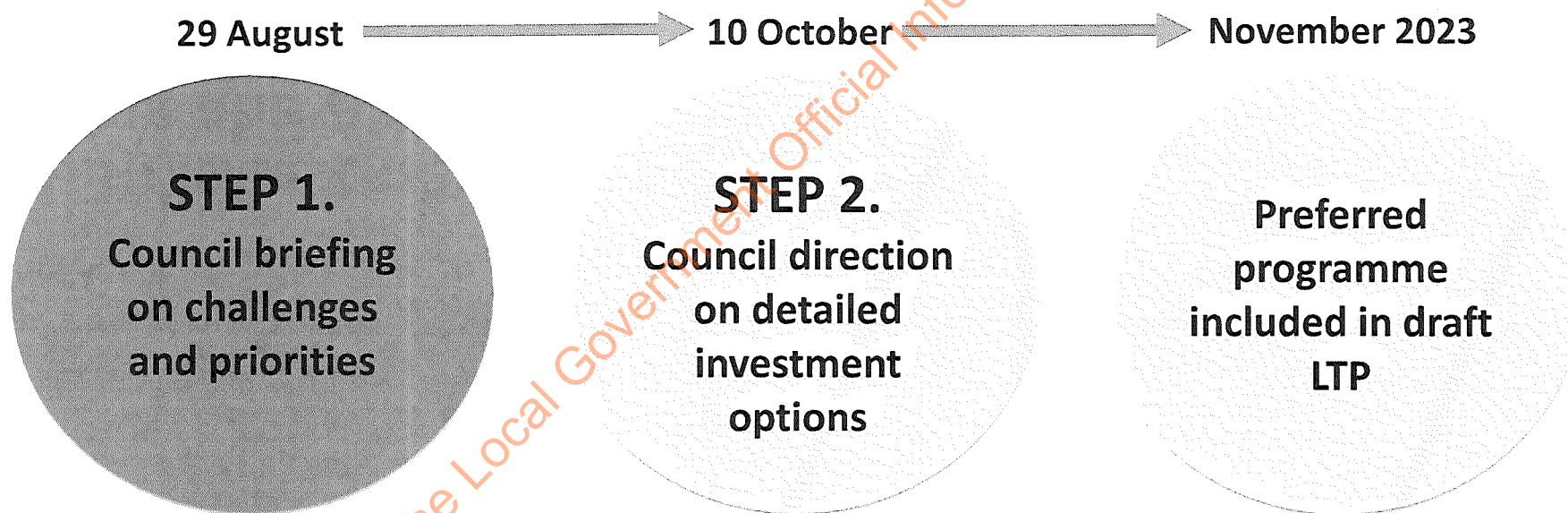
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# Purpose – Setting the scene for investment decision making in three waters for Upper Hutt



These slides outline the immediate and long-term challenges facing your three water assets and services; the nature of investment needed over the next 10 years; and seek your direction on the desired outcomes for water in your community



Our water, our future.

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# Recap on investment in three waters from the 2021-31 Long Term Plan

Over the first three years of the 2021-31 Long Term Plan period, Upper Hutt City Council has progressively increased investment in three waters

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In the last Long Term Plan, the Upper Hutt City Council made decisions to:

- Continue the upwards trend in renewals investment including in drinking water and wastewater pipe renewals and into the Joint Venture Wastewater Renewals Programme (Barber Grove trunk sewer)
- Improve asset condition knowledge
- Complete a future growth study to ensure services align to growth
- Improve network resilience e.g. the Pinehaven Stream Capacity Upgrade to reduce stormwater risk
- Ensure critical services are maintained and to manage demand and improve capacity to minimise overflows
- Reduce carbon emissions through alternative design and construction techniques.

Thank you!

# The information and evidence we have to inform the 2024-34 Long Term Plan has improved

**New knowledge gained, along with increased costs to meet levels of service, indicate that investment in three waters needs to increase**

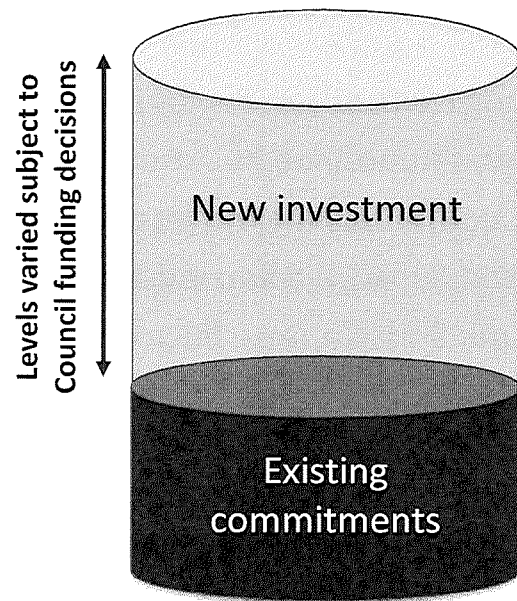
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Since the 2021-31 Long Term Plan was developed, we have gained greater knowledge of Upper Hutt City Council's three waters assets and future investment needs through:

- Asset condition and criticality assessments
- Upper Hutt growth study
- Regional sustainable water supply and demand strategy
- Global stormwater and wastewater overflow consents
- Refinement of the age based network and pump station renewals profiling
- New methodology for measuring and reporting on leaks and faults in the network
- Technical studies (e.g. of material deterioration rates)

# Context for 2024-34 three waters investment decisions

The scale of three waters investment needed in Upper Hutt is significant and decisions made today will influence the activity that is delivered over the next ten years. Existing commitments will form the basis of investment in the short term.



- Under legislation, Councils need to provide water services to their communities for up to the first two financial years of their 2024-34 Long-Term Plans (LTP)
- Decisions on ongoing funding and pricing will then be set by the new entity (year 3 onwards)
- Therefore, work already in progress will form the basis of the budgets for the first few years of the 2024-34 Long Term Plan
- Council direction on investment priorities will influence what work is investigated, designed and delivered in the longer term
- Decisions on levels of funding will influence how much 'new investment' can be achieved
- Costs associated with the bulk water levy and the Hutt Valley Joint Venture will also form part of Upper Hutt City Council's commitments

Our water, our future.



# Five priorities guide 2024-34 investment planning



These priorities support Upper Hutt City Council's vision, of having an outstanding natural environment, leisure and recreational opportunities, and being a great place for families to live, work, and play; and your community outcomes, in particular Taiao (environment), Ōhanga (economy), and Tūāpapa (infrastructure).

---

The region's three waters strategic priorities are:

- Looking after existing infrastructure
- Supporting a growing population
- Sustainable water supply and demand
- Improving environmental water quality
- Achieving net zero carbon emissions

We also need to ensure resilience to natural hazards and the impacts of climate change is reflected.

The Water Committee has re-endorsed these priorities from the previous 2021-31 LTP and the National Transition Unit is supportive of them.

Each of these areas presents major challenges if we are to achieve the outcomes desired by communities.

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Our water, our future.

# The headline challenges for water



## Upper Hutt and the region face pressing issues for three waters

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- ***Water assets are aging at a faster rate than renewals.*** Historic underinvestment has resulted in aged infrastructure increasingly prone to failure
  - We are facing ***acute water shortages***, with demand increasing while supply is becoming more vulnerable
  - The extent and speed of ***urban growth is putting pressure on existing and future three waters infrastructure and services***, increasing the likelihood and consequences of network disruption and failing to meet performance expectations
  - The ***quality of water in the environment must be improved*** to meet community expectations and regulations, but leaking, blocked or directly discharging stormwater and wastewater networks risk returning unsafe, contaminated water to the environment
  - Risks from ***natural hazards and climate change are leaving communities and water assets vulnerable*** to disruption and economic loss
- 

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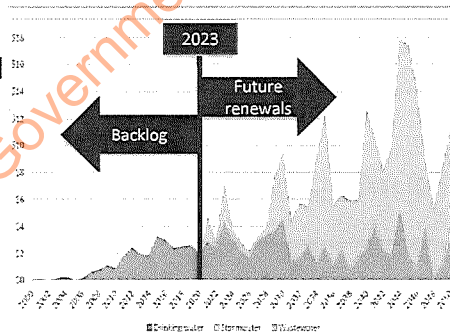
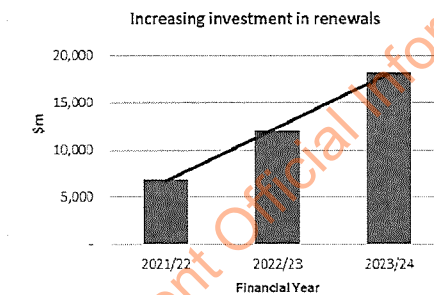
# Water assets are aging faster than they're being renewed



The desired state is where the reliability of the network improves and customers receive agreed levels of service across all three waters.

## What do we know?

- Based on length, an age-based desk-top study estimates approximately 40% of Upper Hutt's pipe network assets are due for renewal within the next 30 years (~8.99km per year)
- Investment in renewals has increased year on year but is still below the rate necessary to reduce the growing backlog
- We know more about the very high and high critical assets through condition assessments and this will ensure renewals investment is targeted at the highest need assets



Investment in renewals is increasing but not at a rate necessary to reduce the growing backlog

## 2024-34 investment need

- Continued investment in condition assessments and maintenance activities for the highest risk and priority very high and high criticality assets
- Significant and targeted replacement of the highest risk network assets using latest condition and criticality assessments to minimise service failures
- Year-on-year increase in renewals to address the renewals backlog and support the water loss strategy to maintain existing service levels
- Significant investment is needed across all WWTPs to address compliance, capacity, and emerging issues

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# Metro Wellington is likely to face acute water shortages this summer and ongoing summers

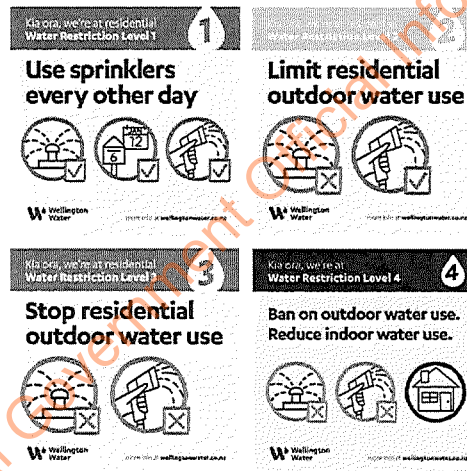


The desired state is where water isn't wasted, supply meets demand, and customers and the network are more resilient in times of shortage

What do we know?

2024-34 investment need

- Water use in the Wellington metropolitan area continues to increase and is at an all-time high, primarily due to water loss across the network
- Approximately 44% of water being supplied to the Upper Hutt community is being lost through leaks in the public network
- Our supply capacity is no longer sufficient to meet summer peak demand due to treatment and distribution constraints
- To implement Whitua recommendations, less water will be available during summer



Acute water shortages will mean increasing levels of water restrictions for residents

Coordinated regional investment required over the next 10 years in:

- Water loss management activities such as leak detection and repair
- Demand management initiatives such as universal domestic water meters
- Additional storage capacity through the proposed Pākuratahi lakes

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# Urban growth is putting pressure on three waters services

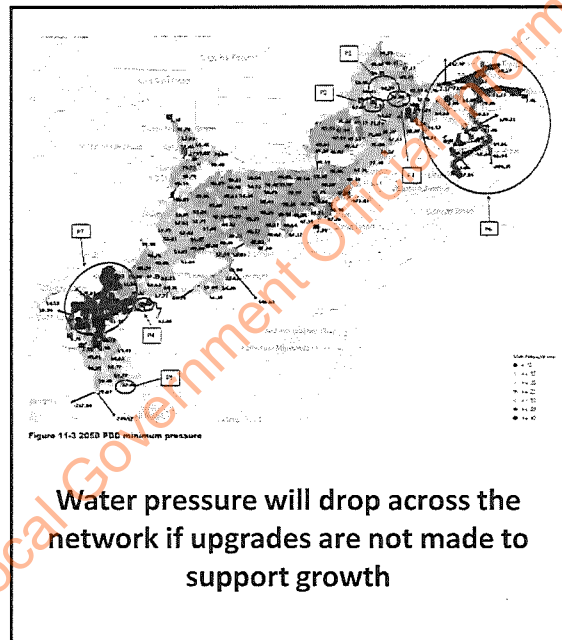


The desired state is where growth can be achieved while ensuring target levels of service are met or exceeded

## What do we know?

## 2024-34 investment need

- A growth study completed in mid-2022 by Wellington Water for Upper Hutt shows over approximately 50% population growth by 2050
- This growth study identified that without investment to support growth, Upper Hutt will face:
  - drinking water pressure and storage shortfall
  - wastewater overflows, and
  - flood hazards
- Growth-driven initiatives typically also provide level of service benefits



- Significant three water investment will be required over the next 30 years to support the city's growth:
  - New reservoir storage and pipe upgrades
  - Upgrades to the Silverstream wastewater overflow storage tank and wastewater pipes
  - Legacy flooding issues to ensure houses are not at increased risk of flooding as the urban area grows
- Developers have a role to play in contributing to growth driven infrastructure needs

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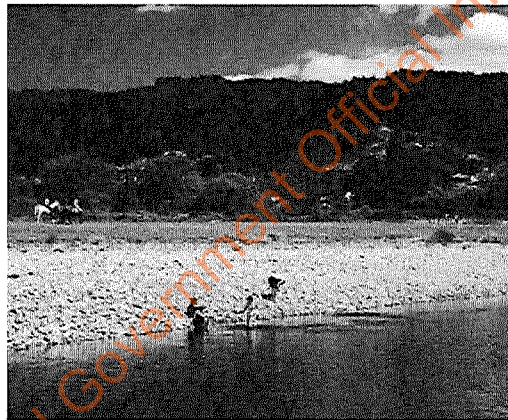


# The quality of water in the environment must be improved

The desired state is improved water quality. Te Mana o Te Wai is enhanced; mahinga kai regenerates; regulatory requirements are met, No-Swim days are reduced

## What do we know?

- Leaking, blocked or directly discharging stormwater and wastewater networks return unsafe, contaminated water to the environment
- Mana whenua iwi and our communities want our fresh and coastal waters to be healthy and clean
- The Government has put in place regulation that puts the health and wellbeing of water first, with Te Mana o te Wai at the heart of water management
- Global Stormwater Consent and Wastewater Network Overflow Consent have been lodged



**Communities want to ensure that rivers remain swimmable. This will require substantial investment.**

## 2024-34 investment need

- We need to change the way we manage stormwater and wastewater networks to reduce the frequency of wastewater overflows and reduce contaminants in stormwater entering the environment
- Improving the networks to support water quality targets will take decades and significant investment
- Ongoing investment to progressively implement the consents through activity such as:
  - source control and constructed wetlands for stormwater contaminants, and
  - inflow and infiltration programmes, storage tank, pump station and pipe upgrades, and treatment plant improvements for wastewater

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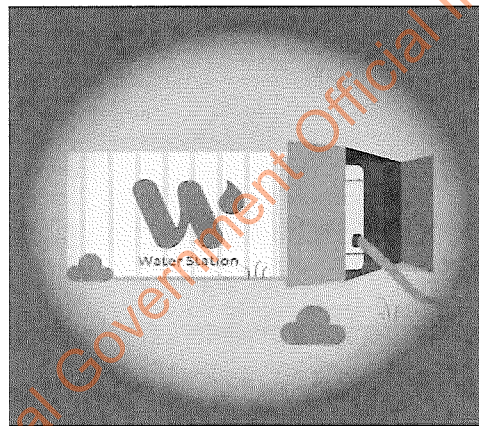
# The impacts of natural hazards and climate change are becoming more prominent



The desired state is where infrastructure and services adapt to the changing environment and corresponding land-use decisions. Carbon emission targets are met

What do we know?

- Stormwater flooding analysis shows that parts of Upper Hutt are subject to flooding
- Council has acknowledged there is a climate emergency and signed up to Net Carbon Zero by 2050
- Upper Hutt contributes around 9% of Wellington Water's operational inventory carbon emissions with most of these coming from the Seaview Wastewater Treatment Plant
- There are opportunities to reduce emissions when renewing assets



Community water stations are part of ensuring a resilient water network

2024-34 investment need

- To ensure 10-year level of service against flooding risk is achieved, continued investment in initiatives address existing flooding issues in Upper Hutt is required
- Continue to investigate opportunities to reduce carbon emissions from assets
- Through the Hutt Valley Joint Venture, continue to invest in climate change risk assessments and associated initiatives

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# Operational Expenditure

Council-owned three waters assets are ageing. This means they're not being renewed or replaced as quickly as they're wearing out, and that means increasing issues and outages. Over time, this results in higher reactive costs including maintenance, repairs, and renewal

- Operational expenditure activity includes:
  - Planned and reactive maintenance on all assets
  - Maintaining the systems needed to operate treatment plants, pump stations and valve assets
  - Investigations such as condition assessments, strategic studies, and some emergency investigations
  - Monitoring of consent compliance, water sampling and asset management
  - Indirect costs to manage three water assets on behalf of council
- As directed by legislation, the operational expenditure budgets recommended to council for the 2024-34 LTP, will ensure the levels of service currently planned to be provided this year, will at least be maintained
- For FY2023/2024, Wellington Water's three waters Upper Hutt OPEX budget is \$8.4M. This is below what Wellington Water recommends will be needed to deliver agreed levels of service



Aging networks break down more often, requiring more reactive repairs

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# Shaping your direction for 2024-34 three waters investment



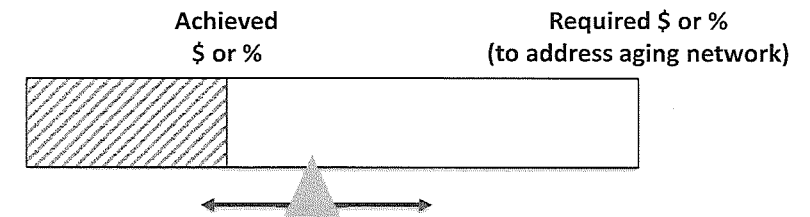
We will be running an interactive session to identify the priorities that will be used to help shape proposed investment scenarios

## Activity 1. Getting the renewal level right

During the presentation we will talk about Looking After Existing Infrastructure and renewing them as foundational to good asset management.

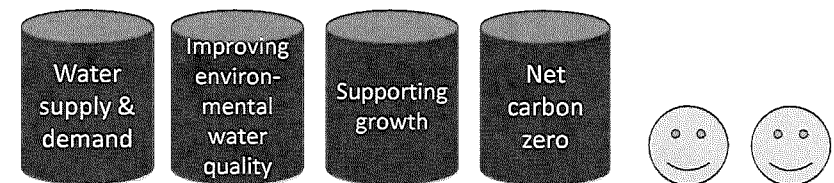
If we don't renew things before they fail, we increase the risk of harm to people and the environment, poor service and higher operational costs in the long run.

Thinking about these risks and the other needs we outline, we seek to run an exercise to determine **Where would you like to see the renewal rate set? The same as last year? Less? Or higher?**



## Activity 2. What else should we do?

Thinking about the other priority areas – water shortage risk – environmental water quality – supporting growth – reducing carbon emissions (and noting that these outcomes are addressed through renewals as well), **Which two of these would you prioritise?**



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# Next steps



The process from here

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**Out of Scope**

**From:** s 7(2)(a) e [REDACTED]@uhcc.govt.nz>  
**Sent:** Friday, 15 September 2023 2:49 pm  
**To:** s 7(2)(a)  
**Cc:**  
**Subject:** RE: UHCC/WWL LTP investment options - progress meeting  
**Attachments:** Upper Hutt - HBA Chapter - Sept 23.pdf

**Caution:** This is an external email. Please take care when clicking links or opening attachments.

Hi all,

The final HBA growth information for Upper Hutt is attached as discussed earlier today.

Ngā mihi nui | Kind regards

s 7(2)(a)

s 7(2)(a)

Manager 3 Waters Transition | Kaihautu Whakawhitinga Wai



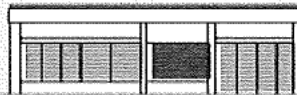
**Te Kaunihera o Te Awa Kairangi ki Uta | Upper Hutt City Council**

HAPAI Service Centre, 879 - 881 Fergusson Drive, Private Bag 907, Upper Hutt, 5140, New Zealand

T: s 7(2)(a) 0 | E: s 7(2)(a)@uhcc.govt.nz

W: upperhuttcity.com | F: fb.com/UpperHuttCityCouncil

**We've moved.**



Council's customer services are now based at the **HAPAI Service Centre**, 879 - 881 Fergusson Drive.

-----Original Appointment-----

**From:** s 7(2)(a)

**Sent:** Thursday, August 31, 2023 8:34 AM

**To:** s 7(2)(a)

**Cc:** s 7(2)(a)

**Subject:** UHCC/WWL LTP investment options - progress meeting

**When:** Friday, 15 September 2023 10:30 am-11:30 am (UTC+12:00) Auckland, Wellington.

**Where:** Microsoft Teams Meeting

## Microsoft Teams meeting

**Join on your computer, mobile app or room device**

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# 1 Upper Hutt City Council

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## Key findings

- *Population growth: The Upper Hutt district has a requirement for 7,930 dwellings in the next 30 years.*
- *Housing Capacity: This assessment has identified capacity for 18,461 homes to meet demand over the short medium and long-term periods*
- *Business demand: Higher demand for business land resulting from higher growth over 2019 assessment with an identified demand of 52 hectares in the next 30 years.*
- *Business Capacity: There is business land in the short to medium term but in the longer terms capacity will rely on redevelopment.*
- *Infrastructure Capacity: Could be a challenge but Infrastructure Acceleration Funding will support growth.*

It is important to highlight that the Housing and Business Assessment represents a single point in time. All councils in the Wairarapa-Wellington-Horowhenua region are currently in the process of implementing changes to their District Plan. It is expected that through the submission process to the District Plans there will be some changes to the Plans as notified and these may impact this assessment and change sufficiency. At this point in time, we do not however know what those changes will be, but we know that in the housing assessment we have significant amounts of capacity that are unlikely to be impacted by any constraints from qualifying matters.

This report has been prepared for the Wellington Regional Leadership Committee (WRLC) as a report for the wider Wairarapa-Wellington-Horowhenua region. It will be used to support spatial and other planning being undertaken by the WRLC for that region. Whilst the report breaks land requirements down to a council level, we will be developing a regional response to meet required levels of expected demand. In the short term, this planning will be undertaken as part of the region's Future Development Strategy.

This chapter provides some detail and context for Upper Hutt City Council.

## 1.1 District Context

### 1.1.1 Upper Hutt District

Upper Hutt City covers 540 square kilometres in the Greater Wellington Region. Approximately 92% of the land is zoned rural or open space, with about 90% of that owned by Greater Wellington Regional Council and the Department of Conservation.

The urban environment lies predominantly within the valley floor, surrounded by forested hills along the eastern and western aspects. The city extends to the top of the Remutaka pass in the northeast and into the Akatārawa Valley to the north and northwest, almost reaching the Kāpiti Coast.

Te Awa Kairangi (Hutt River) travels through the valley, flowing downstream to the Taitā Gorge which separates Upper Hutt from its neighbour, Lower Hutt before it reaches Te Whanganui a Tara (the Wellington Harbour). The natural features of the Hutt Valley contribute to the District's overall identity, creating recreational opportunities and establishing ecological value. These natural environment qualities are a major drawcard for the over 47,500 people who call Upper Hutt home.

Upper Hutt has experienced significant growth in the past decade, with a particular increase in the 2010-2020s. Opportunities for affordable housing options in proximity to Wellington have been key drivers of growth.

In addition to the state highway network, a key attractor of the District is the Hutt Valley Rail Line, which traverses the length of the city, connecting Upper Hutt to the wider region, driving further attraction to the area and demand for housing and industrial development with good transport links.

### 1.1.2 Upper Hutt District Plan

The Upper Hutt District Plan was adopted in 2004.

The District Plan provides for residential use across the General Residential Zone and High Density Residential Zone, as well as within the City Centre Zone and as an activity ancillary to commercial activities within the Town Centre, Local Centre Zone. The District Plan also provides for rural residential activities within the Rural Zones.

Upper Hutt City Council (UHCC) has been engaged in a rolling district plan review process, with the recent focus in providing capacity and accommodating future growth. Since 2021, draft Plan Change 50 (PC 50) and the Intensification Planning Instrument (IPI) plan changes have been released to factor in the direction of the National Policy Statement on Urban Capacity (NPS-UD) to enable greater housing to meet demand. This includes specific requirements to enable high density living within at least a walkable catchment of existing and planned transport and edge of city centre zones and incorporate medium density residential standards (MDRS).

The changes proposed by the IPI to the operative District Plan were notified in August 2022 and form the basis of assessment for this HBA, but are still subject to change, with decisions due to be notified by August 2023.

### 1.1.3 Affordable Housing Strategy 2020

UHCC's vision is that all people living in Upper Hutt are well housed and have access to adequate, affordable housing that meets their needs. Whilst UHCC does not and will not own any social housing, this strategy states UHCC's commitment to working together and in partnership with central government and communities to achieve this vision.

The strategy sits alongside other Council strategies and identifies the critical role for UHCC is in setting land-use policy, undertaking further research, advocacy and monitoring, of which the HBA work programme forms a part, to help support and achieve our proposed outcomes for the District.

### 1.1.4 Sustainability Strategy 2020

*Rautaki Whakauka* Sustainability Strategy was adopted in 2020. With respect to the impacts of population growth, this strategy supports the adoption of more compact urban form and encourages adapting lifestyles that result in less consumption. This is seen as essential to accommodating new residents while restoring, preserving and enhancing the environment and quality of life. The aims of the Sustainability Strategy are consistent with Objective 8 of the NPS-UD which seeks to ensure that New Zealand's urban environments support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.

## 1.2 Residential Assessment and findings

This section provides demographic context and assessment of residential development capacity for the Upper Hutt City Council over the short (3 years), medium (10 years) and long term (30 years).

### 1.2.1 Population forecasts

The Sense Partners 2022 population forecast predicts that Upper Hutt can expect approximately 34.9% population growth by 2051, for a total population growth of 18,200 people. This long-term growth forecast has been moderated down from the 24,268 people predicted in the 2022 HBA, due to Covid-19 and border restrictions continuing to affect migration levels into the Upper Hutt district, the wider Wellington Region and New Zealand as a whole.



Table 1: Short, medium and long-term population growth for Upper Hutt District, 2021-2051

	Estimated baseline total 2021	Population in 2024	Population in 2031	Population 2051
Sense Partners 50 <sup>th</sup> percentile projection	47,500	49,400	54,400	65,700

Table 2: Short, medium and long term change in population for Upper Hutt District, 2021-2051

	Estimated baseline total 2021	Population change 2021-2024	Population change 2024-2031	Population change 2031- 2051	Total population change 2021-2051
Sense Partners 50 <sup>th</sup> Percentile projection	47,500	1,900	5,000	11,300	18,200
Percentage change (%)		4.0%	10.1%	20.8%	34.9%

### 1.2.2 Market analysis and demand for housing

The NPS-UD requires UHCC to use evidence about land and development markets to assess whether a well-functioning urban environment and sufficient housing capacity can be achieved.

The demand for housing in Upper Hutt is influenced by several factors, including changing population demographics, affordability and proximity to the transport network and employment centres. Travel data from the 2018 Census, identified that approximately 47% of people leave Upper Hutt for work. Whilst the census data showed that 9% of people working in Upper Hutt travel from outside the district, this pattern is now likely to have changed due to changing employment patterns related to Covid-19 and employment growth in Upper Hutt. More data will be available from the 2023 census.

These ever-changing factors result in differing housing needs and pressures which drive and influence demand for housing in Upper Hutt.

#### 1.2.2.1 Changing demographics

In addition to population growth (which drives the number of dwellings required), it is also important to understand changes in the age profile and household types in Upper Hutt, given their impact on the types of housing needed for Upper Hutt.

The population of Upper Hutt is expected to grow across almost all age cohorts over the next 30 years, and particularly attract late career and retirees to the city.

As with much of the rest of the region, and in keeping with national trends, Upper Hutt's older population is expected to grow significantly, with the elderly population in the city expected to more than double by 2051. This has resulted in an increase in independent living, retirement villages, rest and care homes and other types of accommodation for people in their 70s or older, and smaller 1 or 2 bedroom dwellings catering to elderly couples seeking to downsize.

While there is set to be an overall rise in Upper Hutt's working population by 2051, the percentage of the Upper Hutt population who will be of working age, will drop by 6.9%, a slightly smaller reduction than was projected in the 2022 HBA (which predicted a decrease of 7.3%). In comparison, single person households, and households comprising couples are set to increase by 2051. This may reduce demand for larger 3 to 4 bedroom, standalone houses favoured by established families, in favour of smaller 1 to 2 bedroom dwellings.

#### *1.2.2.2 Home ownership affordability*

As identified in the 2022 HBA, affordability of housing in Upper Hutt has been worsening in recent years.

House prices peaked in December 2021 at approximately \$920,000, however despite this, it was at this time that the number of houses sold and the proportion of sales to first home buyers were also at their highest, likely due to historically low interest rates brought about in relation to the COVID-19 pandemic.

Since this peak at the end of 2021, house prices, sales and first home buyer participation in the market have dropped considerably as shown in Figure 1 to Figure 4, which is likely due to external factors including interest rate rises, increasing inflation and the cost-of-living crisis.

It is unclear what impact increasing housing unaffordability will have on tenure over the long term, however the IPI plan change and the provisions of the MDRS will increase capacity, which may support improved affordability.

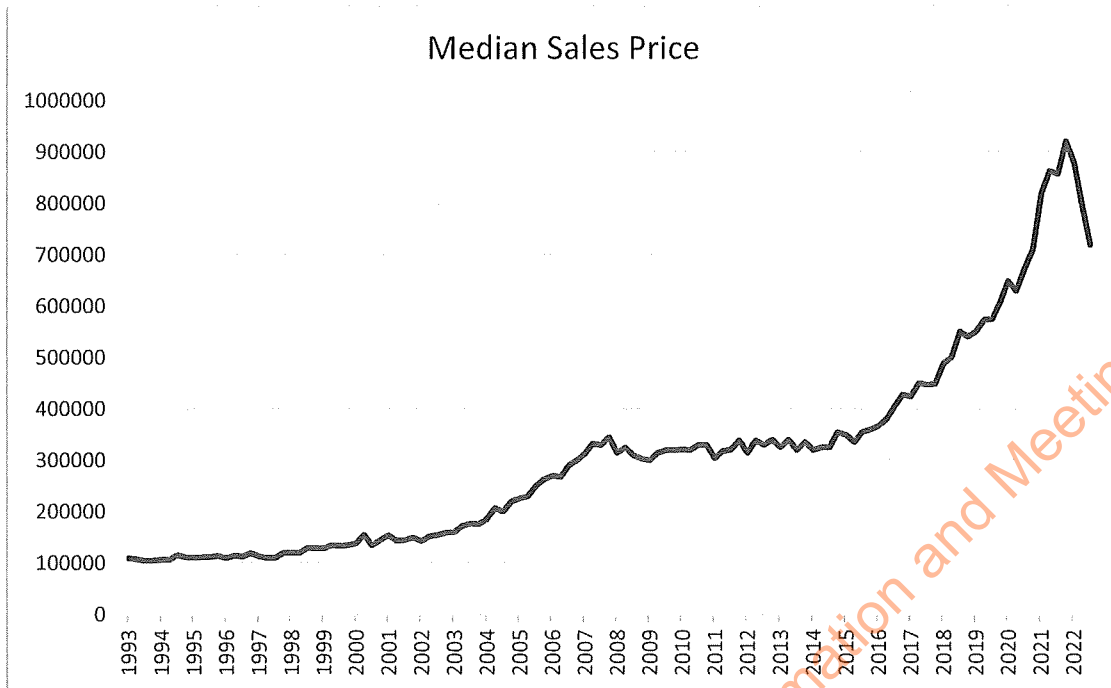


Figure 1: Median house sales price in Upper Hutt, 1993 to 2022

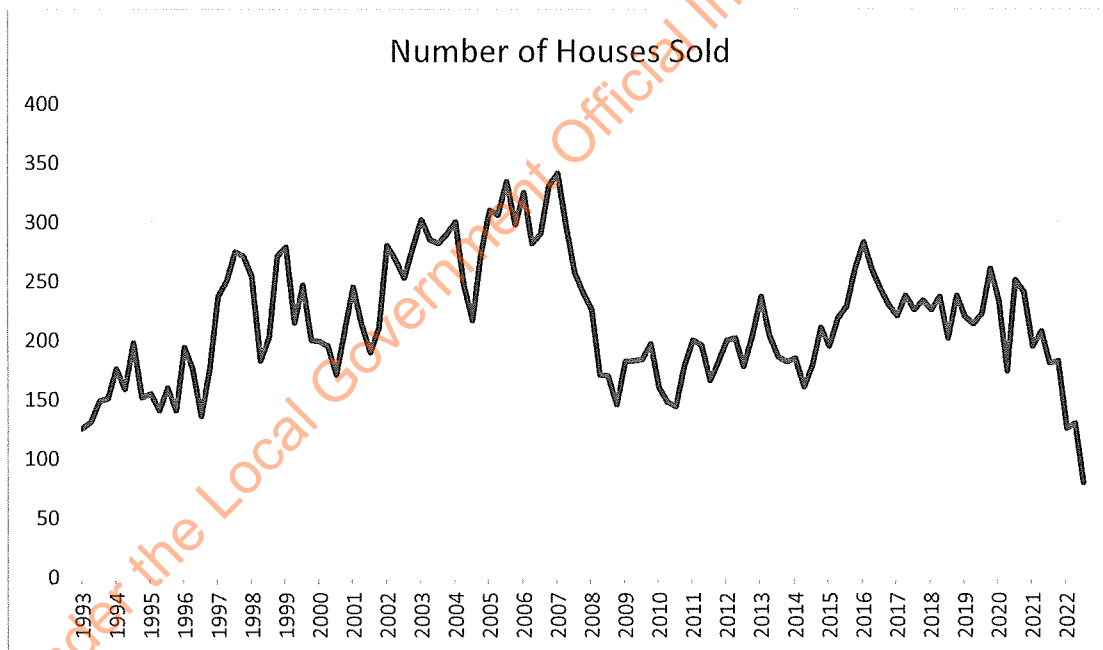


Figure 2: Number of houses sold in Upper Hutt, 1993 to 2022

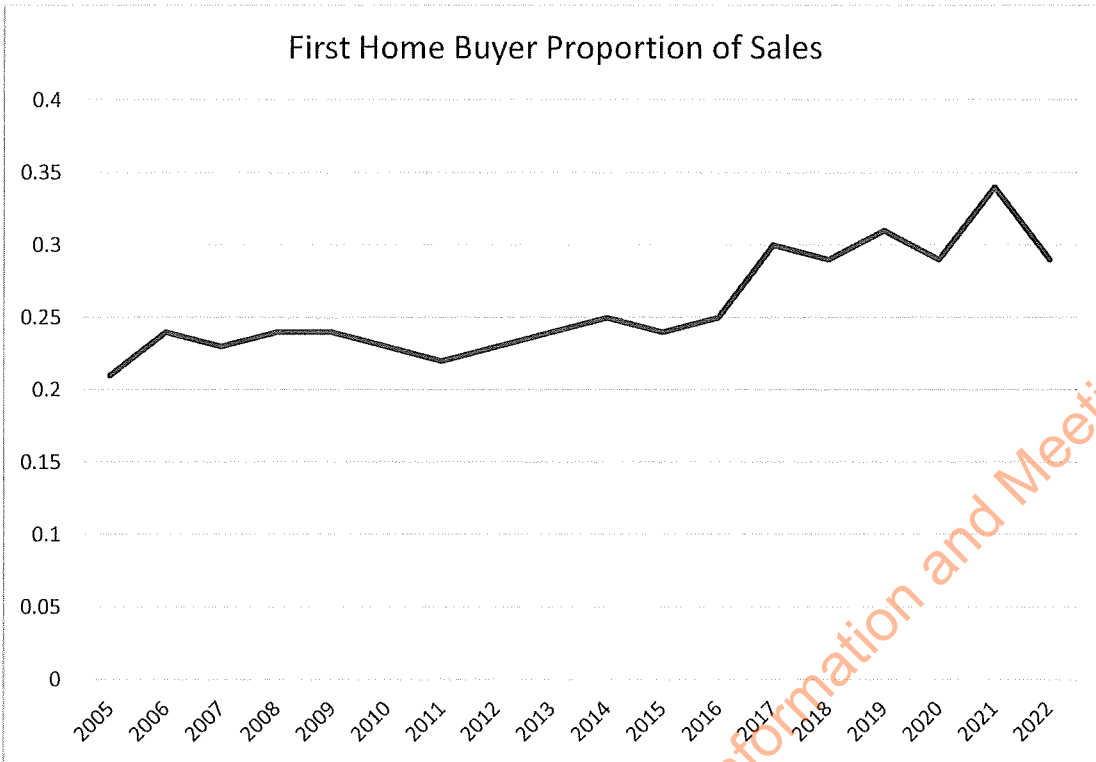


Figure 3: Proportion of first home buyers in number of sales in Upper Hutt, 2005 to 2022

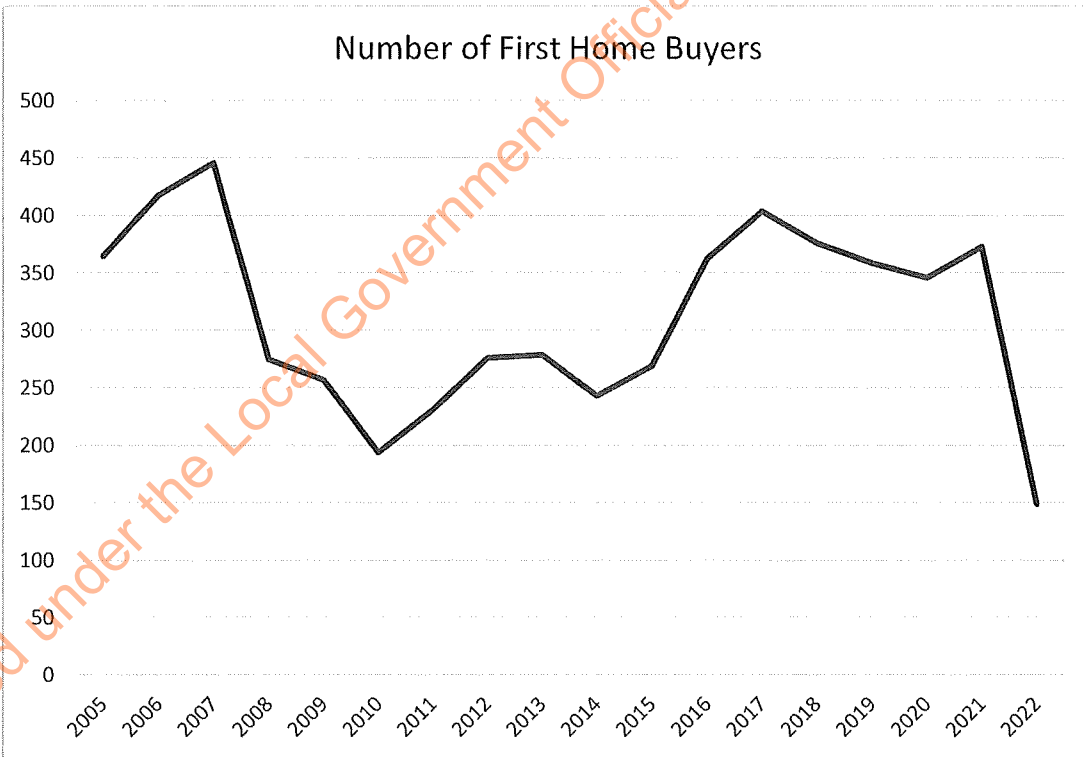


Figure 4: Number of first home buyers in Upper Hutt, 2005 to 2022

### 1.2.2.3 Renters

The 2018 census indicated the number of households renting in Upper Hutt has been steadily rising since 2006 to just over 27% in 2018. This proportion is expected to have risen in the five years since the census, due to worsening affordability, property market booms, the COVID-19 pandemic and the cost-of-living crisis.

The Ministry of Business, Innovation and Employment (MBIE) database of information relating to rent and bonds, recorded 2,925 active bonds in Upper Hutt, in May 2023. The data is for non-government owned properties that MBIE has information on and provides a useful indication of the nongovernment rental market based on bonds lodged.

Figure shows the geometric mean rent data between 1993 and 2022. In this time, the mean rent has risen approximately 285%, with the mean rent in 2022 reaching \$582 per week.

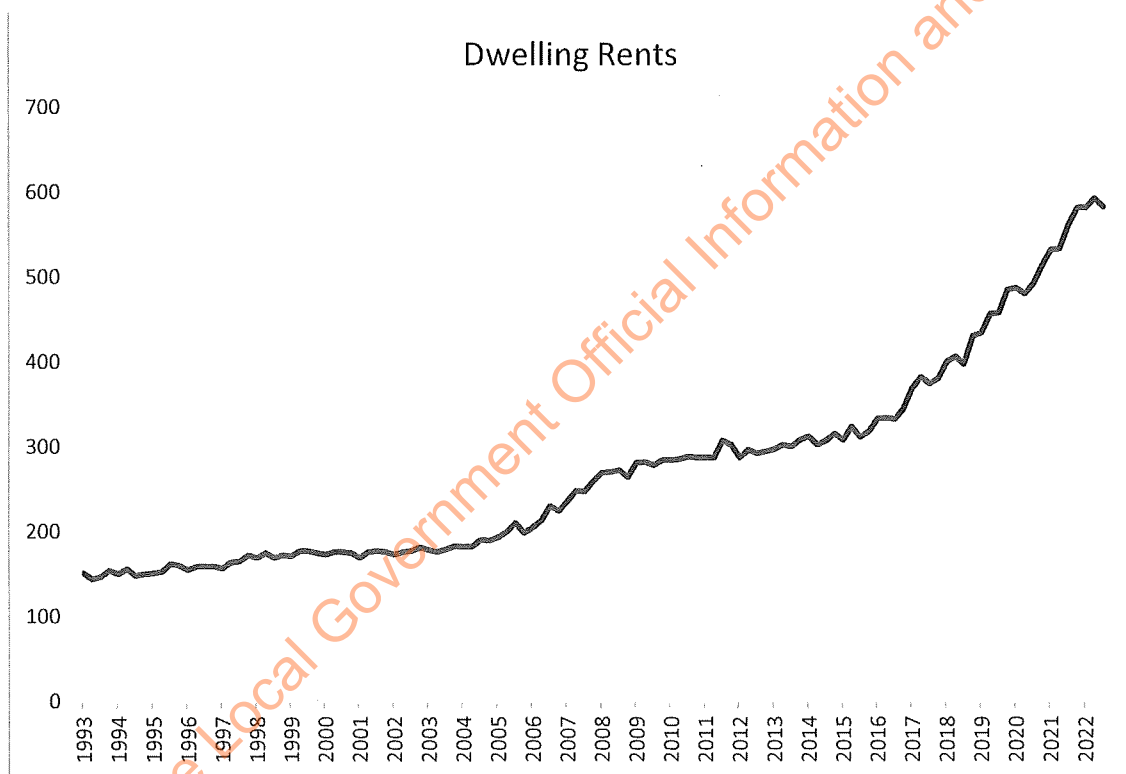


Figure 5: Dwelling rents in Upper Hutt, 1993 to 2022.

### 1.2.2.4 Māori housing

The last HBA identified that Upper Hutt's Māori population is steadily increasing and represented 16% of Upper Hutt's total population and approximately 2,577 households in 2018. The majority of households identifying as Māori are comprised of families with children (58%), and the vast majority of all Māori households live in separate dwellings (82%).



This current HBA has not specifically analysed Māori housing demand of typologies or forms for Upper Hutt in detail, however it should be noted that the IPI plan change has sought to specifically enable papakāinga developments throughout Upper Hutt.

These provisions would provide for housing and ancillary activities (including social, cultural, educational, recreational and commercial activities) for tangata whenua on their ancestral land, particularly in mixed use, residential and rural residential zones. This specific enablement is likely to influence demand for papakāinga developments where previous demand was unable to be identified, and further influence household composition changes, as the developments are uptaken.

### 1.2.2.5 Public housing

Public housing, transitional housing and emergency housing is another factor which should be analysed to understand the current picture of demand for appropriate housing, for people on low incomes or those in vulnerable or precarious situations in respect of their housing in Upper Hutt.

The Public Housing Register indicates that housing need among those in Upper Hutt on low incomes has been increasing steadily since 2017, indicating that demand for this type of housing is outstripping available supply of public housing. The worsening affordability of housing and increasing demand, particularly in the renting portion of the market, may be a factor in the rise of public housing registrations as those in vulnerable positions or low incomes are priced out of the market.

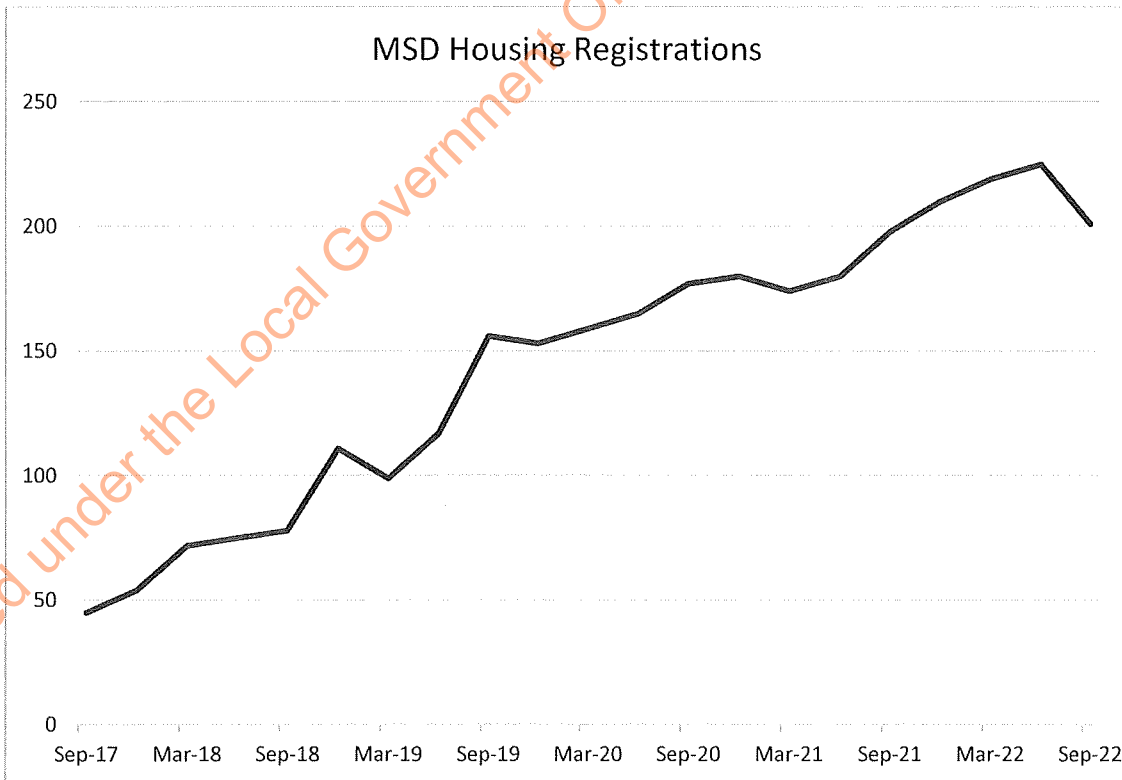


Figure 6: Housing need in Upper Hutt, September 2022

### 1.2.3 Forecast housing demand

The projected population growth in Upper Hutt requires an increase in the number of dwellings to accommodate the increased population.

Sense Partners have provided projections for dwellings and dwelling types set out in the tables below. In accordance with the NPS-UD, a margin of 20% is added to the short and medium-term demand, and 15% to the long-term demand. The inclusion of this buffer ensures there is additional capacity to support competitiveness in housing demand.

Table 3: Additional dwelling demand for the district, by dwelling type (including NPS adjustment)

	Dwellings in 2021	Additional dwelling demand 2021-2024	Additional dwelling demand 2024-2031	Additional dwelling demand 2031-2051	Total increase d dwelling demand
Additional attached dwellings	3,777	126	541	1,339	2006
Additional standalone dwellings	15,170	808	1,470	3,645	5923
Total additional dwellings	19,317	942	2016	4973	7931

These district-wide demand projections were further broken down into the different growth catchments identified in the previous HBAs, and by SA2 suburbs. In order to accurately reflect urban growth demand in accordance with the NPS-UD, the Akatārawa and Mangaroa/Whitemans growth catchment has been removed from analysis. As with the 2022 HBA, the projections expect that the majority of growth would be within the central areas of Upper Hutt, where dwellings (and therefore households) have better access to transport links, services and amenities.

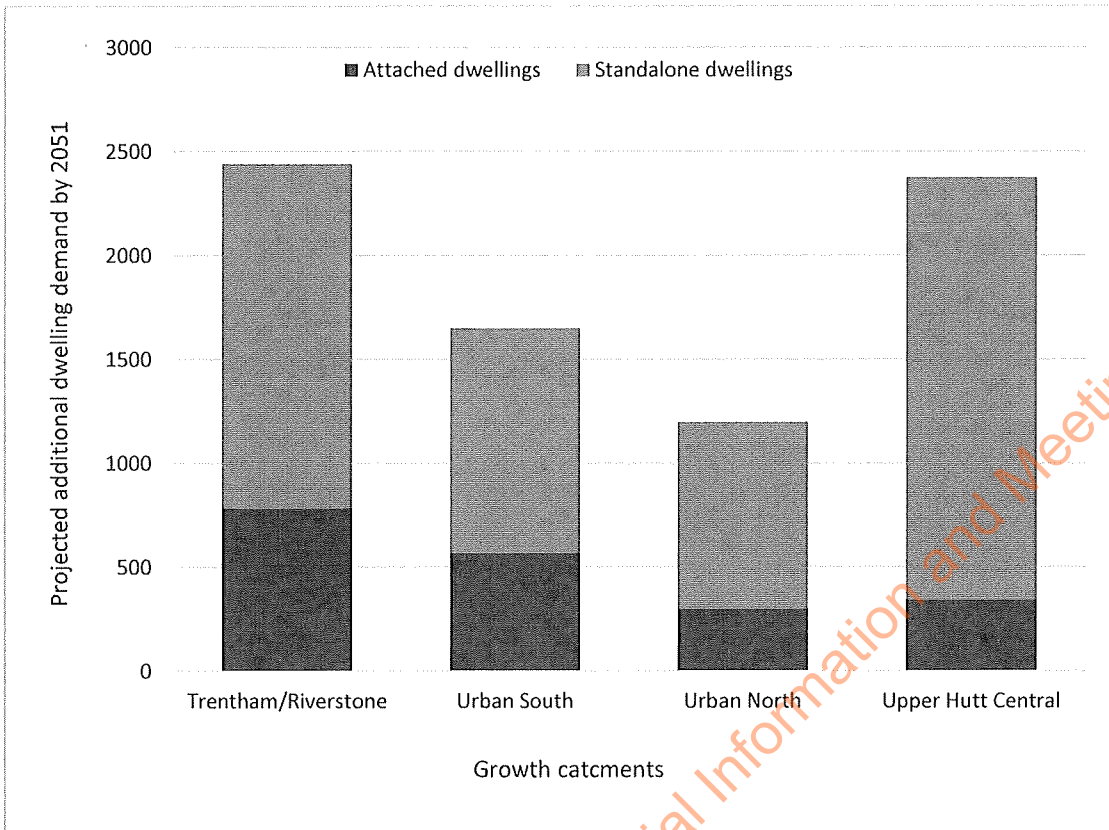


Figure 7: Projected additional dwellings 2021-2051 in Upper Hutt, by growth catchment area

Table 4 shows this future demand and typology breakdown over the short, medium and long term and identifies the continued demand for standalone dwellings, alongside the increasing demand for attached dwellings in Upper Hutt, overtime.

Table 4: Additional dwelling demand for the district, by growth catchment area and, by dwelling type (including NPS adjustment)

Housing area	Dwellings in 2021	Additional dwelling demand		
		2021-2024 Number	2024-2031 Number	2031-2051 Number
<b>Trentham/ Riverstone</b>	<b>5,003</b>	<b>473</b>	<b>647</b>	<b>1325</b>
Attached dwellings	1264	79	273	433
Standalone dwellings	3641	394	371	894
<b>Urban South</b>	<b>3,479</b>	<b>106</b>	<b>292</b>	<b>1246</b>

Attached dwellings	508	4	29	537
Standalone dwellings	2910	99	261	724
<b>Urban North</b>	<b>3,314</b>	<b>130</b>	<b>364</b>	<b>710</b>
Attached dwellings	450	16	134	151
Standalone dwellings	2804	112	231	556
<b>Upper Hutt Central</b>	<b>6,396</b>	<b>188</b>	<b>647</b>	<b>1549</b>
Attached dwellings	1460	24	103	218
Standalone dwellings	4819	161	543	1329

#### 1.2.4 Residential capacity – plan enabled, feasible and realisable

This section provides the assessment of residential development capacity calculated from the District Plan (including the notified IPI MDRS provisions). It is important to note that the IPI process is ongoing and may be subject to change which may affect the capacity figures identified below.

Property Economics have developed a model identifying the theoretical development capacity, feasible development capacity and finally, realisable development capacity within Upper Hutt.

##### 1.2.4.1 Theoretical capacity

The theoretical development capacity is identified for all residential and mixed-use zones by applying the maximum development capacity of the land based on their underlying zoning and development controls. The assessment includes two scenarios – an infill scenario – which includes development capacity that can be developed around existing buildings; and redevelopment, which assumes what can be built if sites were redeveloped. Both infill and redevelopment scenarios are then also assessed against development of different housing typologies, including standalone housing, terraced housing, and apartments.

For Upper Hutt, based on the underlying zoning and development controls enabled by the IPI, the total theoretical capacity (including mixed used developments) identified was 209,996 new dwellings across the city. The model further identifies Trentham North as the suburb with the largest theoretical capacity at 27,527 dwellings.

Potential greenfield developments were also assessed, providing an additional theoretical capacity of 31,693 new dwellings. This results in a total combined theoretical capacity of 241,1689 new dwellings in Upper Hutt.

This is a sizeable uplift from the previous HBA theoretical capacity of approximately 10,000 dwellings, illustrating the significant increase in enabled residential development capacity within the city, under the IPI and the potential effect this may have on the supply of housing in the District and the subsequent accessibility of the housing market.

#### 1.2.4.2 Feasible capacity

To determine the feasible capacity, Property Economics have drawn on a range of development factors including location, land costs, building costs and sales values to inform what development scenarios are profitable (which was assessed at a 20% profit) - to indicate the extent to which the theoretical development capacity is feasible to develop at this point in time. The assessment also sought to determine the typologies which would be most profitable (and therefore more likely to be feasibly developed) across the city.

This assessment determined that developments undertaken by either an owner occupier or a developer, then there is potential for 25,543 additional dwellings within the Upper Hutt market (including greenfields), representing an approximately 11% feasibility rate on any theoretical capacity.

#### 1.2.4.3 Realisable capacity

In addition to the feasibility assessment, Property Economics further sought to overlay policy and practical considerations, to take into account what is likely to be developed in today's market in Upper Hutt.

The realisation rates essentially provide for the 'likelihood of development', taking into consideration dwelling typology, development options and greenfield competition, and endeavours to consider the risks associated with the development of certain typologies, and the motivation of developers.

Table 6 identifies the realisable capacity by typology, in relation to the proposed theoretical capacity figures enabled by the District Plan. This further assessment shows that while the proportion of developments which can be 'feasibly' undertaken is approximately 10% of the theoretical capacity, the realisable development (taking into account further market risks and measures) is smaller still at an 8% realisation rate across the city. This results in a projected 18,461 new dwellings able to be built within Upper Hutt by 2051.

In keeping with dwelling demand projections, standalone developments have a higher realisation rate than other typologies and make up a large proportion of the type of dwellings which are likely to be built in Upper Hutt over the next 30 years.

Table 5: Realisable capacity in Upper Hutt

Type	Realisable capacity
------	---------------------



	Total	% of theoretical capacity
Apartments	891	0.4%
Standalone	15,084	6%
Terraced	2,485	1%
Greenfield	2,282	7%
Total	18,461	8%

This realisable capacity has been further broken down for the same growth catchments, identified in the demand section and includes realisation capacity figures for greenfield developments.

Housing area	Realisable capacity	
	Total	% of theoretical capacity
Trentham/ Riverstone	4,142	8%
Urban South	5,695	9%
Urban North	9,185	23%
Upper Hutt Central	3,335	5%

### 1.2.5 Sufficiency of residential capacity

To then determine assess the capacity of Upper Hutt to meet its projected housing needs in the short, medium and long term, it is important to reconcile the additional dwelling demand identified by Sense Partners, with the actual realisable capacity modelled by Property Economics.

Under the 50<sup>th</sup> percentile projection provided by Sense Partners, Upper Hutt is expected to require an additional 7,931 dwellings by 2051. The current district plan settings, including the capacity unlocked by the inclusion of MDRS standards by the IPI plan change, provides the District with a total realisable capacity of 18,461 additional dwellings, which is approximately twice the projected demand. This is broken down further in Table 6.

Based on this, it is clear that Upper Hutt City has more than sufficient realisable capacity to meet its projected housing needs over the next 30 years.

Table 6: Overall summary of supply to meet demand

Type	2021-2024	2024-2031	2031-2051	TOTAL
<i>Demand (inflated with 20%/15% buffer)</i>	942	2016	4973	7931
Attached	126	541	1,339	2006
Standalone	808	1,470	3,645	5923
<i>Development capacity (realisable)</i>				<b>18,461</b>
Apartment	874	-	-	891
Standalone	13,235	-	-	15,084
Terraced	2541	-	-	2,485
Greenfield	2277	-	-	2,282
<b>Balance</b>		<b>+ 10,530</b>		
<i>Sufficiency</i>	<i>Yes</i>	<i>Yes</i>	<i>Yes</i>	

### 1.3 Business Assessment and findings

#### 1.3.1 Business areas

The NPS-UDC requires us to identify the overall sufficiency of development capacity to meet our future demand for business over the short (3 years), medium (10 years) and long term (30 years).

Historically, the location of industry in Upper Hutt has been influenced by two factors, land availability in southern and eastern Upper Hutt and the close proximity of transportation links.

Business land has been broken down into different business areas to help support analysis of demand and development capacity as part of this assessment. Collectively these business areas cover approximately 520 hectares of the district.

As with the previous HBA assessment, the areas assessed were based on 13 defined business clusters around Upper Hutt. These areas were categorised based on underlying zoning, in conjunction with established business characteristics and their boundaries. These areas are shown in Figure .

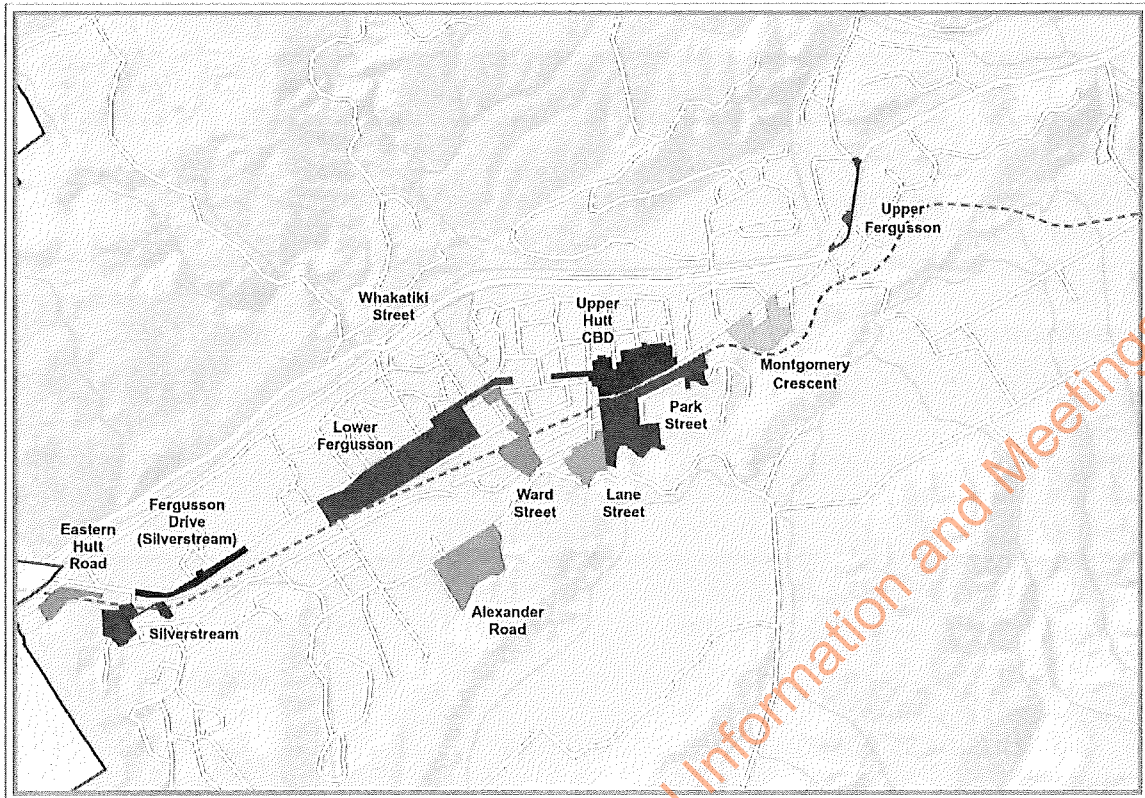


Figure 68: Business areas in Upper Hutt

The list below identifies some of the existing types of businesses located within the areas shown in the map above:

- Upper Hutt CBD – commercial, retail, services
- Ward Street – commercial
- Alexander Road – light and heavy industrial, manufacturing, commercial
- Park Street – light industrial, commercial, retail
- Maymorn – industrial, commercial
- Lane Street – commercial, retail, services,
- Montgomery Crescent – industrial, manufacturing
- Fergusson Drive - Commercial
- Silverstream – retail, commercial,
- Whakatiki Street – industrial, commercial, retail,
- Eastern Hutt Road – industrial
- Upper Fergusson – Suburban Commercial
- Lower Fergusson – Suburban Commercial-Industrial

The commercial and retail areas are typically found in the city centre (which is also a sub-regional centre in the Wellington Region) and at Silverstream, with smaller centres serving a more local need developing across the city.

The Upper Hutt District Plan, under the IPI, seeks to provide for a hierarchy of centres (in accordance with the NPS-UD) to support business development within the district by rezoning key areas of commercial and community activity.

In Upper Hutt, the Local and Neighbourhood Centre Zones support a range of small-scale commercial, retail and community activities that service the day-to-day needs, whilst larger developments are located within the Mixed Use Zones and Industrial Zones

### 1.3.2 Key business statistics and figures

Figure identifies business trends (number of jobs and business typologies) in Upper Hutt in the five-year period between 2017 and 2022.

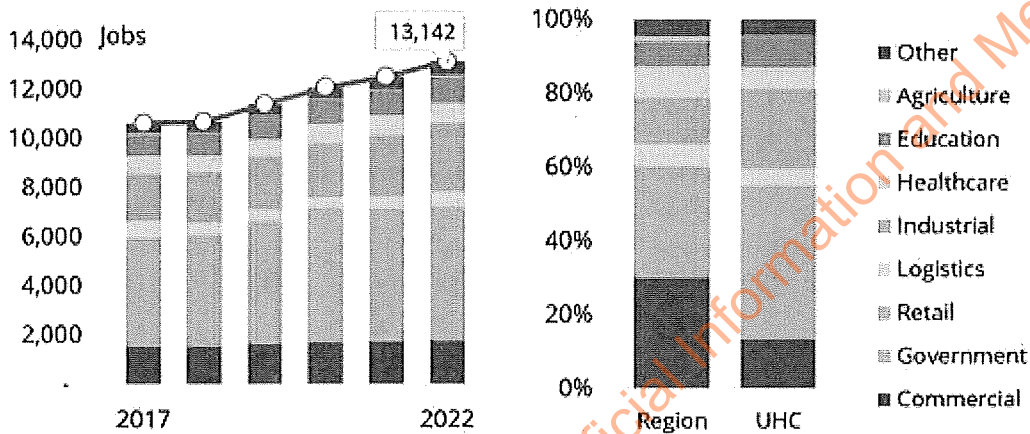


Figure 79: Employment trends in Upper Hutt, 2017 to 2022

As can be seen, the demand for industrial land has been increasing, and government activities make up a key part of the economy.

Upper Hutt has seen a consistent increase in demand for greenfield land for industrial purposes. This demand has been for different scales of operation, which is partly driven by the logistics and food industry.

Whilst retail demand has been declining, vacancies remain stable as the retail businesses are replaced by those working in the service sector. The government sector employs 3,200 people in Upper Hutt, of which around half are employed at the Trentham Military Camp and the strong government presence is increasing. Some institutions are moving activities outside of Wellington, to locations like the Blue Mountains Campus, for resilience and business continuity reasons which are driving some of this demand.

Upper Hutt is also home to the New Zealand Campus of Innovation and Sport (NZCIS) and the National Training Centre for the Department of Corrections, whilst 740 people are employed at Remutaka Prison.

Whilst not specifically identified in figure 7 as its own category, the film industry also has a presence in Upper Hutt at the studios in Lane Street.

The quarterly economic report produced by Infometrics identifies that in the year to March 2023 the economy in Upper Hutt grew by 3.4%, employment grew by 3.1% and spending increased by 7.9%. Whilst unemployment increased slightly to 2.4% from the record low of 2.3% in 2022, this is lower than regional and national unemployment rates and the economy remains relatively stable.

### 1.3.3 Key Growth Drivers

In Upper Hutt, as elsewhere in the region, population growth remains a key driver for business growth. For the last 7 years population growth has tracked above the regional average, and Upper Hutt is expected to see 34.9% increase in population by 2051.

It is expected that in the short term there will be an increase in demand to support major development activity such as business activities in the Blue Mountains Campus, Lane Street Studios and the NZCIS.

Transport improvements such as Riverlink and rail investment will also make travelling to Wellington easier and support the high number of commuters arriving and departing Upper Hutt. Currently 22% of Upper Hutt's residents travel to Wellington CBD, whilst 25% commute elsewhere across the region. Conversely, 9% of workers in Upper Hutt reside outside the District.

It is anticipated that improvements to transport links will boost business activity in Upper Hutt and this, along with an expected continuing trend of some businesses locating in Upper Hutt due to resilience and business continuity, could affect travel patterns.

### 1.3.4 Market analysis and demand for business

Sense Partners have updated the business demand forecasts used in the 2019 HBA. Demand is based on Sense Partners 2022 population forecast and demand for business 'land' and 'floorspace' are broken down across seven core business sectors.

A model of economic activity was used to project region wide employment out to 2052. This model draws on job numbers by sector over the past 20 years and considers the relationship between different sectors over time and trends implied by the data.

Growth is anticipated in all business sectors in the long term, but analysis has identified that industrial business demand could be more affected in Upper Hutt, than in Wellington in an economic downturn.

Recent investment activity in Upper Hutt is an indication of market demand in Upper Hutt and includes:

- Brewtown – Hospitality;
- Eastern Hutt Road – Industrial Development;
- Ward Street – Government and other commercial businesses; and
- Lane Street – Film industry.



Building consents are also a good indication of investment in business activity and non-residential building activity.

Over the last five years data identifies 449 non-residential building consents, although 133 of these were farm buildings, 25 school buildings and 20 retirement units.

### 1.3.5 Forecast business demand

In accordance with the NPS-UD, demand has been identified for the short (3), medium (10) and long term (30) year period.

Future business demand is determined by considering the key drivers of economic development, patterns of employment change and market analysis. Figure 8 below identifies anticipated changes to commercial activity over the next 30 years.

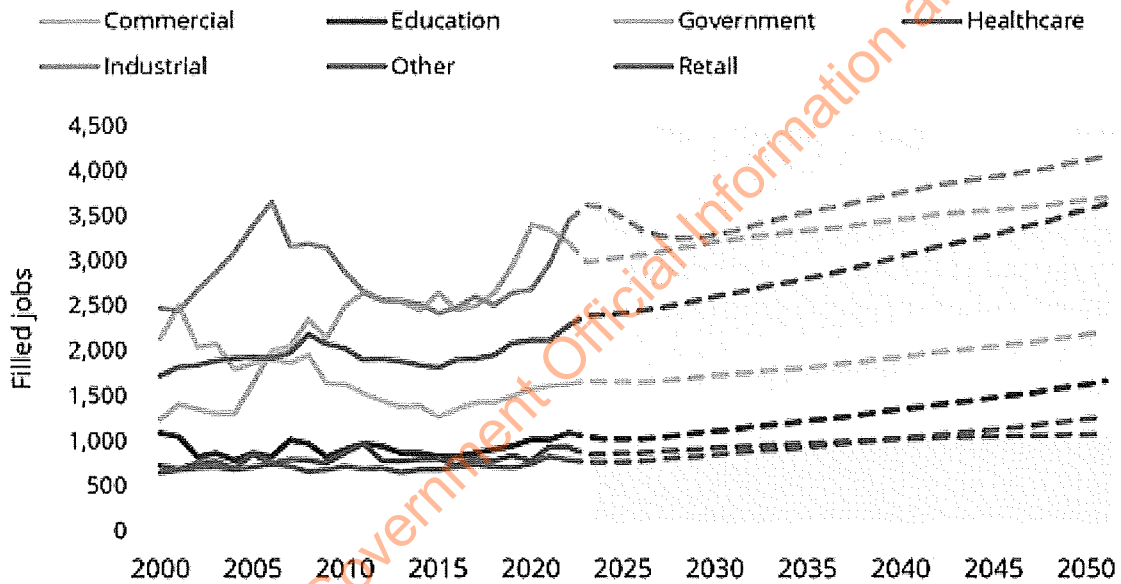


Figure 810: Employment in Upper Hutt, 2000 to 2052

Whilst Figure identifies the changes in employment figures over time, Table 7 identifies how these employment figures translate into floorspace and land requirements.

Table 7: Demand for business land and floorspace by business sector over the short, medium and long term.

Type	Floorspace (m <sup>2</sup> )				Land (hectares)			
	2021-2024	2024-2031	2031-2051	Total	2021-2024	2024-2031	2031-2051	Total
Commercial	438	1,892	8,366	<b>10,697</b>	0.04	0.19	0.84	<b>1.07</b>
Education	-2,809	5,493	21,667	<b>24,351</b>	-0.37	0.73	2.89	<b>3.25</b>
Government	-2,708	3,963	8,076	<b>9,331</b>	-0.27	0.40	0.81	<b>0.93</b>
Healthcare	-687	4,449	16,514	<b>20,276</b>	-0.09	0.59	2.20	<b>2.70</b>
Industrial	4,271	-11,364	109,057	<b>101,964</b>	1.07	-2.84	27.26	<b>25.49</b>
Other	-2,952	3,334	5,526	<b>5,908</b>	-0.39	0.44	0.74	<b>0.79</b>
Retail	5,062	9,207	35,313	<b>49,582</b>	1.01	1.84	7.06	<b>9.92</b>
<b>Total</b>	<b>615</b>	<b>16,977</b>	<b>204,521</b>	<b>222,113</b>	<b>0.99</b>	<b>1.36</b>	<b>41.80</b>	<b>44.15</b>

In accordance with the NPS-UD, a buffer of 20% is added to the short and medium-term demand, and 15% is added to the long-term demand. The inclusion of this buffer provides an additional margin to support competitiveness. The resulting inflated demand is as follows:

Table 8: Demand for business land and floorspace with competitive margin by business sector over the short, medium and long term

Type	Floorspace (m <sup>2</sup> S)				Land (hectares)			
	2021-2024	2024-2031	2031-2051	Total	2021-2024	2024-2031	2031-2051	Total
Commercial	526	2,270	9,621	<b>12,418</b>	0.05	0.23	0.96	<b>1.24</b>
Education	-2,247	6,592	24,917	<b>29,262</b>	-0.30	0.88	3.32	<b>3.90</b>
Government	-2,167	4,756	9,288	<b>11,877</b>	-0.22	0.48	0.93	<b>1.19</b>
Healthcare	-549	5,339	18,991	<b>23,781</b>	-0.07	0.71	2.53	<b>3.17</b>
Industrial	5,125	-9,091	125,415	<b>121,450</b>	1.28	-2.27	31.35	<b>30.36</b>
Other	-2,361	4,001	6,354	<b>7,994</b>	-0.31	0.53	0.85	<b>1.07</b>
Retail	6,074	11,048	40,610	<b>57,733</b>	1.21	2.21	8.12	<b>11.55</b>
<b>Total</b>	<b>4,401</b>	<b>24,918</b>	<b>235,199</b>	<b>264,518</b>	<b>1.64</b>	<b>2.76</b>	<b>48.07</b>	<b>52.48</b>

Land demand will be higher than floorspace requirements as this includes servicing requirement for the site such as parking and access. Industrial land, which equates to around

half of Upper Hutt's demand for floorspace also tends to be more space intensive and require separation from sensitive land uses such as residential development.

Conversely retail and commercial sector development can be easier to accommodate and co-locate with other land use activities.

### 1.3.6 Business capacity – plan enabled, feasible and realisable

This section provides the assessment of business development capacity, and this follows a similar process to the residential capacity assessment in that the calculations are based on plan enabled development (including the notified IPI plan change).

The assessment undertaken by Property Economics looks at theoretical capacity for mixed-use and business areas based on their underlying zoning and development controls, and then a feasibility lens is applied to identify how much of that theoretical capacity could be realised.

The theoretical assessment considers scenarios for infill and redevelopment as well as identifying vacant land. The infill scenario identifies potential development capacity available alongside existing buildings, whilst vacant land is a sub-category of the redevelopment scenario.

Assumptions were made to help provide a more realistic assessment of development capacity. This included:

- using ratios to split development capacity between residential and business uses in areas that enable mixed uses
- appropriate site coverages to help provide a more realistic provision of the use of land including space to provide for parking and accessways to support shops, services and yard space
- additional site coverages applied for some sites
- heights of buildings used in industrial areas.

The vacant land is arguably the most important in the short term as it is readily available and is currently zoned for business development.

However, while building heights in industrial zones enables multi storey development, an assumption of single storey development has been used across industrial areas to reflect the large warehouse and factory building typology which is predominant across this zone.

Further information on modelling process and assumptions can be found in the supporting HBA methodology document.

#### Theoretical – Plan enabled capacity

Table 9 and Table 10 identify the theoretical capacity by zones that accord with the NPS-UD for both floor space and land.

Table 9: Comparison of business floorspace by business zone

Business Zone	Existing floorspace			
	sqm	Infill (ha)	Redev (ha)	Vacant
City Centre Zone	78,411	22.48	80.36	7.49
General Industrial Zone	251,399	17.44	83.12	11.02
Local Centre Zone	19,172	8.53	26.69	
Mixed Use Zone	125,057	41.14	140.63	1.72
Neighbourhood Centre Zone	4,583	1.52	3.20	
Town Centre Zone	5,711	1.71	5.22	
<b>Total</b>	<b>48.43 ha</b> <b>484,333sqm</b>	<b>92.83</b>	<b>339.22</b>	<b>20.23</b>

Table 10: Comparison of business land by business zone

Business Zone	Existing floorspace			Vacant (ha)
	(sqm)	Infill (ha)	Redev (ha)	
City Centre Zone	78,411	5.10	7.31	0.68
General Industrial Zone	251,399	9.62	29.80	3.94
Local Centre Zone	19,172	2.32	3.34	
Mixed Use Zone	125,057	6.99	17.58	0.21
Neighbourhood Centre Zone	4,583	0.71	1.06	
Town Centre Zone	5,711	0.39	0.65	
<b>Total</b>	<b>48.43 ha</b> <b>484,333 sqm</b>	<b>25.12</b>	<b>59.74</b>	<b>4.83</b>

### Feasibility

Given the complexities in modelling different potential uses of business land, a Multi Criteria Analysis (MCA) has been used as a way of assessing the feasibility of development across



business areas. The MCA uses a range of criteria to help identify relevant merits and constraints within business areas, to provide a picture of preferences for business development across the district. Details of the MCA process are available on request.

Table 11: Comparison of business floorspace by business area – with MCA score

<b>Business Area</b>	<b>MCA Score</b>	<b>Existing floorspace (sq)</b>	<b>Infill (ha)</b>	<b>Redev (ha)</b>	<b>Vacant</b>
Area 1 Alexander Road	56	55,501	4.05	24.46	9.83
Area 2 Eastern Hutt Road	49	6,854	0.93	4.63	0.03
Area 3 Fergusson Drive	48	4,288	1.80	5.68	0.77
Area 4 Lane Street	53	31,596	11.53	34.81	
Area 5 Lower Fergusson	44	34,658	9.75	28.51	0.95
Area 6 Maymorn	54	2,554	0.68	3.49	0.79
Area 7 Montgomery Crescent	51	6,052	3.17	13.83	
Area 8 Neighbourhood Centre Zones	-	4,583	1.51	3.20	
Area 9 Park Street	55	11,6800	22.07	91.49	0.16
Area 10 Silverstream	48	23,181	2.67	9.39	
Area 11 Upper Fergusson	44	1,830	1.01	2.53	
Area 12 Upper Hutt CBD	59	87,945	26.47	89.27	7.49
Area 13 Ward Street	56	6,395	4.10	12.44	
Area 14 Whakatiki Street	49	47,696	3.07	15.50	0.21
<b>Total</b>	N/A	<b>48.43 ha 484,333sqm</b>	<b>92.83</b>	<b>339.22</b>	<b>20.23</b>



Table 12: Comparison of business land by business area – with MCA score

<b>Business Area</b>	<b>MCA Score</b>	<b>Existing floorspace</b>	<b>Infill</b>	<b>Redev</b>	<b>Vacant</b>
Area 1 Alexander Road	56	55,501	2.24	8.59	3.49
Area 2 Eastern Hutt Road	49	6,854	0.44	1.76	0.02
Area 3 Fergusson Drive	48	4,288	0.39	0.71	0.10
Area 4 Lane Street	53	31,596	1.70	4.35	
Area 5 Lower Fergusson	44	34,658	2.58	3.56	0.12
Area 6 Maymorn	54	2,554	0.30	1.27	0.28
Area 7 Montgomery Crescent	51	6,052	1.75	5.16	
Area 8 Neighbourhood Centre Zones	-	4,583	0.71	1.07	
Area 9 Park Street	55	11,6800	5.88	15.35	0.06
Area 10 Silverstream	48	23,181	0.74	2.07	
Area 11 Upper Fergusson	44	1,830	0.16	0.32	
Area 12 Upper Hutt CBD	59	87,945	6.03	8.42	0.68
Area 13 Ward Street	56	6,395	0.56	1.55	
Area 14 Whakatiki Street	49	47,696	1.64	5.57	0.09
<b>Total</b>	<b>N/A</b>	<b>48.43 ha</b> <b>484,333</b> <b>sqm</b>	<b>25.12</b>	<b>59.74</b>	<b>4.83</b>

Key characteristics from across these areas include:

- Alexander Road scored second highest in the assessment. Capacity is minimal at this site and public transport is limited, but the area offers a range of scales of operation.
- Eastern Hutt Road – Resilience can be an issue here due to flood issues and accessibility to the rail station is difficult despite this being on a railway line. However, its location near State Highway 2 is making it attractive to the construction, distribution, logistics and freight industries.

- Fergusson Drive and Silverstream – These areas have a scattering of business activities within areas of higher density residential activities. Demand could increase in these areas in future, but feasibility could be an issue due to high land value and fragmented sites. Silverstream is identified as a town centre, where the NPS-UD anticipates higher density development in future.
- Lane Street, Goodshed Road and Park Steet – This is now a mix of hospitality, commercial and industrial activities. Access is constrained but more improvements are anticipated.
- Maymorn. Access remains limited but this area has attracted some industrial activity. Reverse sensitivity may be an issue.
- Montgomery Crescent – This is a general industrial area, and whilst capacity is limited development has been occurring as existing companies move out of the area. There is also some reverse sensitivity issues in this area.
- Neighbourhood Centre Zones – As identified above, these are small scale commercial areas with a mix of retail and commercial activities that serve a local need.
- Upper Hutt CBD scored the highest in the assessment – This reflects the role and function of the CBD coupled with the desirability of the location with good transport connections and access. Resilience is high and there is potential for some growth with mixed use developments making opportunities more feasible.
- Ward Street – This area includes the Blue Mountains Campus and has been attracting government agencies. Whilst access to other businesses is limited, this area has the potential to be self-sufficient. There is still some capacity, which could be realised in 2025.
- Whakatiki Street – Industrial area to the north of the City with access to State Highway 2. Capacity at this location is limited to infill and redevelopment opportunities.

Whilst this is not an identified business area, NZCIS based near Heretaunga rail station and Trentham Military Camp has seen a significant level of investment in office, sports and government activities. Road access is more limited than for some sites, but rail access is good and there is still some capacity. Recently two major sporting teams and the Corrections Training Centre have located here.

The nature and type of business development taking place identifies that there have been and are opportunities and options available for a range of business activities to locate in the District. However, supply of the right type and in the right place could be an issue with much of the land that is plan enabled being taken up.

The sufficiency of the business land identified in *Table 11* and *Table 12* is considered below.

### 1.3.7 Sufficiency of business capacity

Similar to residential development capacity, it is important to be realistic around the differences between current capacity enabled under the District Plan, its take-up and the current realisation of development.

Like other Districts in the Wellington Region, there is currently a gap between the bulk, height and scale of existing buildings across the District compared to what is enabled under the District Plan. While a greater scale of Plan-enabled capacity is available, this may not be realised for some time.

The assessment of business capacity sufficiency is more difficult to assess than that of residential capacity due to the range and scale of activities. This is why the analysis is more qualitative and uses the Multi Criteria Analysis to help assess the suitability and sufficiency of business land.

Table 13 shows theoretical business land demand (floorspace and land) against capacity over a 3, 10 and 30 year period.

Table 13: Sufficiency of business land (ha)

	3 years	10 years	30 years	Total
Demand (inflated with 20%/15% buffer)	1.64	2.76	48.07	<b>52.48</b>
Development Capacity				
Redevelopment				<b>59.74</b>
Vacancy				<b>4.83</b>
Infill				<b>25.12</b>
Sufficiency	Yes	Yes	No	

Table 14: Sufficiency of business floorspace (ha)

	3 years	10 years	30 years	Total
Demand (inflated with 20%/15% buffer)	0.44	2.49	23.52	<b>26.45</b>
Development Capacity				
Redevelopment				<b>339.22</b>
Vacancy				<b>20.23</b>
Infill				<b>92.83</b>
Sufficiency	Yes	Yes	No	

As identified above, an assumption has been made that the vacant land is the most realisable in the short term as it is both available and plan enabled. In this respect, as a District, it could

be identified from *Table 13* that there is sufficient land capacity to meet demand in the short term (0 to 3 years).

However, this assumes that all vacant land is developed, when in reality this may not be the case due to market drivers such as construction costs, price and the right land being available in the right location. As an example, the size and shape of vacant brownfield land parcels can be inconsistent with the manner in which they become available, which means they are not able to deliver to the type of demand that we receive.

Land availability also becomes more of an issue in the longer term when dependence for land is reliant on redevelopment of existing sites. There is no guarantee that land will come forward for redevelopment, and that this land will be what the market wants or feasible.

The relationship between the 13 key business areas, District Plan Zoning, the types of activity they accommodate, the MCA analysis, and the demand for business land is helpful in looking at business land sufficiency in more detail.

*Table 15* below shows a summary of business land demand for the next 30 years:

*Table 15: Summary of business land demand*

<i>Type</i>	<i>Total</i>
<i>Commercial</i>	<b>1.24</b>
<i>Education</i>	<b>3.90</b>
<i>Government</i>	<b>1.19</b>
<i>Healthcare</i>	<b>3.17</b>
<i>Industrial</i>	<b>30.36</b>
<i>Other</i>	<b>1.07</b>
<i>Retail</i>	<b>11.55</b>
<b>Total</b>	<b>52.48</b>

There would be sufficiency if there was spare land in each of the key business areas, and IPI zones, to accommodate further development that has a similar or the same typology as those that are currently located in those areas or zones. However, this is not the case when looking at the capacity in *Table 11* and *Table 12*.

As an example, 30.36 hectares of industrial land is required (from a total of 52.48 hectares of business land), but there is only just over 10 hectares of vacant land and 8 hectares of infill land in the business areas currently accommodating industrial activities. There is 5.88 hectares of theoretical infill land at Park Street, but this currently accommodates light

industrial activities, and not all theoretical capacity will be realisable. Some of this land, for example will be attributed to outside areas for servicing etc that relate to existing activities, and it is not expected that all industrial development will be multi storey (which is currently assumed in the capacity model). Therefore, more land may be required.

There are also reverse sensitivity issues at Montgomery Crescent, and access issues at Alexander Road which may make these areas less viable or attractive, and there are capacity issues at Eastern Hutt Road and Whakatiki Street.

There is very little capacity in the neighbourhood centres, including those located along Fergusson Drive and as a result, it is unlikely that the vacant land that does exist will be built upon as it is not necessarily suitable. There is a similar issue at the town centre at Silverstream, which may prove problematic given the identified demand for 11.55 hectares of retail land demand in the centre.

There is an opportunity for some retail development to be accommodated within the City Centre but would rely on redevelopment, and as previously noted, capacity is already limited in the Town Centre, Neighbourhood, and Local Centre Zones. The only Town Centre Zone at Silverstream also scored comparatively lower than other business areas in the MCA assessment.

It should be noted however, that some of the business land shortfall will be addressed by the repurposing of existing developments and increasing densities and heights. Some new greenfield developments will also provide for additional capacity, particularly for retail and commercial activities that are more easily accommodated than industrial activities.

Recent examples of repurposing and refocusing of existing buildings including what has happened with Blue Mountains Campus and NZCIS being redeveloped in part for office accommodation. The tertiary education sector is changing and the NZCIS focus on vocational training (High Performance Sport, National Training Centre for Corrections, NZDF Youth Development Unit etc) offers an alternative to Te Pukenga and the reimagined polytechnic framework. In this respect, for education demand, there is an element of adapting capacity.

The policy settings in the IPI plan change also supports greater density and heights across the District in and around the commercial zones, and this increase in capacity can be seen in *Table 14* when compared to *Table 13*.

Other business land demand such as education, commercial and government sectors could be accommodated with known pipeline developments, such as Stage 2 and 3 of the Blue Mountains Campus, or within large developments such as the Trentham Complex Development Opportunity.



## 1.4 Infrastructure Capacity

### 1.4.1 Three Waters

The last HBA identified a number of challenges around capacity in the drinking water and wastewater networks throughout the District, to accommodate existing demand and future growth. Wellington Water identified that significant investment as well as new infrastructure will be required to enable the anticipated population increase.

Further assessments of capacity across a number of these areas have been undertaken and the 2021 assessment remains valid. Along with the most recent asset planning for 2024 onwards, it enables identification and prioritisation of robust medium-long term investment options to service growth, including upgraded or new reservoirs in Maidstone, Trentham and Pinehaven and significant wastewater main renewals across the city.

The nature and location of future growth also creates a challenge for water networks with regards to affordability. This is impacted by increasing physical costs to develop and maintain efficiency and effectiveness as networks grow and expand, in addition to costs associated with meeting higher health standards and environmental controls relating to the receiving environments.

While there are some areas of current deficiency across Council's networks based on known and planned growth, there are plans in place to address these through planned maintenance and upgrades, particularly regarding green and brown fields development. Proactively providing increased water infrastructure capacity for infill development presents a more significant challenge due to the new enabling and permissive planning environment potentially making this more reactive.

Further ongoing assessment work will be undertaken taking account of the prevailing growth and spatial context to inform infrastructure planning and investment.

### 1.4.2 Local road network

The local roading network is crucial to enable the movement of people, trade and goods. There have been no major changes to the local road network to report since the last HBA was published. However, in addition to the traffic model update, Upper Hutt City Council is currently developing an Integrated Transport Strategy which will inform future investment.

There have been no major changes to report since the last HBA. The previous assessment remains relevant, and a more detailed update is available on request.

Of particular note is that:

- The roading network needs to accommodate the growth anticipated, as well as changes to community desires for alternative transport options.

- The quality and safety of rural roads is an issue for the rural community, existing infrastructure is physically constrained and struggles to deal with multiple users at peak times and as additional areas are developed.
- It is anticipated that there will be degraded service levels in the future without intervention.
- 47% of Upper Hutt's working population commutes outside of the district, arterial routes and connections to State Highway 2 are priorities.
- Council continues to seek funding opportunities to develop its walking and cycling network, and advocate for improvements to public transport.
- Council is working with the other local Councils in the region on both the Regional Emissions Reductions Plan, and a Vehicle Kilometres Travelled Reduction Pathway.
- Council will continue to encourage improvements to the city's movement network, and improved connectivity to the regional transport networks.

There is an increasing focus at a national and regional level to reduce the need to travel by private car and encourage mode shift.

Technology advances in vehicles may also present a challenge in terms of providing charging infrastructure in a safe and efficient manner within the context of more limited parking being provided by development in future.

Council is responding to the transport challenges through the development of an evidence base, and an Integrated Transport Strategy that will support infrastructure investment.

#### 1.4.3 State highway network

Waka Kotahi have identified that in Upper Hutt, State Highway 2 acts as a transit corridor connecting Upper Hutt to Lower Hutt, Wellington and the Wairarapa. It also has a role in connecting communities within Upper Hutt with some parts of the road acting as a regional connector and other areas, such as through Timberlea having a more urban feel.

Challenges that have been identified across the region equally apply in Upper Hutt, including growth, road safety, resilience, journey time predictability and the need to reduce reliance on the private car.

Since the last HBA, a number of projects are underway to improve safety including State Highway 2 Ngāūranga to Featherston safety improvements, including intersection upgrades and a speed limit review.

A copy of the NZTA State Highway assessment is available on request.

#### 1.4.4 Public transport

There have been no major changes in the public transport network since the last HBA. However, it is acknowledged that investment in the public transport network is a critical factor in responding to population growth and supporting our mode shift and emissions reduction goals.

Rail plays a major role in moving a large number of people efficiently, but busses also play a role in moving people around. Upper Hutt continues to be served by six sections, which moves people north / south and busses continue to service a number of routes to the CBD and the railway station.

However, busses also remain impacted by the same level and areas of congestion as private vehicles and must also continue to look at how public transport usage can increase in the context of a dispersed population.

Focus needs to continue to prioritise rail and bus investment to support growth and Councils will be collaborating with Greater Wellington Regional Council (GWRC) on the next Regional Public Transport Plan, as well as other transport linked developments such as the Complex Development Opportunities.

A copy of the Public Transport Assessment is available on request.

#### 1.4.5 Open Space

Upper Hutt is characterised by a large variety of parks and open spaces, providing opportunities for many recreation activities and creating a highly valued natural setting for the city.

From a citywide view, the city appears to be well-served with an abundance of open space, containing a significant portion of the Wellington region's regional park area, while making up only 8.4% of the region's population. At a more detailed suburb or Statistical Area 2 level there is significant variation in provision of open space, in both quantity and quality. The indicative open space provision across the city is 8.7 Ha/1000, above the historic guideline of 7.0 Ha/1000 population.

Upper Hutt benefits from its proximity to significant non-council owned open spaces. This includes three of Greater Wellington Regional Councils' regional parks (Kaitoke Regional Park, Akatarawa Forest Park and Pakuratahi Forest) and the Te Awa Kairangi / Hutt River corridor, which is managed for both flood protection and recreation purposes as part of the Hutt River Trail. The Department of Conservation also manages the Remutaka Forest Park and the Tararua Forest Park in the District.

Higher housing density and the resulting population increase within the urban area will put pressure on our open spaces. It is important to maintain, enhance, and where needed and possible expand the open space network to ensure this treasured resource continues to serve the community. The typology, connectivity and accessibility of the open space network will need to respond accordingly and be nuanced by the local context of growth to complement in the nature of the development. A good example is high quality, small pocket parks and spaces in close proximity and suitable for frequent everyday activities by residents with limited private open space associated with housing.

The Open Space Strategy 2018-2028 is the guiding framework for Council's management of the open space network to continue meeting the changing needs of the community. It is

currently being reviewed and a key focus and objective of this refresh is to take into account and respond to growth and the evolving urban planning environment over the last five years.

#### 1.4.6 Education

The Upper Hutt catchment extends from Silverstream in the South to Te Mārua in the north at the base of the Remutaka Hill. Historically, a stagnant or declining population in Upper Hutt has allowed many schools within the catchment to operate without enrolment schemes and so students have been able to attend schools of their choice across Upper Hutt, regardless of where they live.

However, since 2012 the student population within the catchment has been growing. Several large developments completed, underway and planned within Upper Hutt, coupled with young families moving into existing homes will have an impact on rolls.

Whilst there is currently capacity within the catchment, the Ministry of Education is planning now to ensure there is capacity in the right locations to cater for this growth. A capacity assessment was undertaken in 2022 and includes state-integrated schools which are part of the education network but have special characteristics which may not appeal to all families.

By way of summary:

- There are 13 state primary schools and two state-integrated primary schools in this catchment.
- There is space for around 647 students in the state primary network and space for around 47 students in the state-integrated primary network.
- There are two state secondary schools and two state-integrated secondary schools in this catchment. There is space for 279 students in the state secondary schools. The state integrated secondary schools are at capacity. Both the state-integrated secondary schools are male only schools.
- Trentham School received two teaching spaces. Heretaunga College received eight short term roll growth alongside an enrolment scheme reduction.

#### 1.5 Conclusions and next steps

The Housing and Business Assessment has identified that there is a need to accommodate 7,954 dwellings and 55 hectares of commercial land over the next 30 years.

Whilst there is more than sufficient capacity to accommodate housing demand, commercial land can be more of an issue.

For business land, short and medium term capacity is available, but longer term requirements may need to be accommodated by redevelopment of existing sites. Industrial land capacity is an issue across the region and in Upper Hutt and the Wellington Regional Leadership Committee is commissioning a piece of work to consider this in more detail.

This Housing and Business Assessment will form an evidence base that can be used to support regional and district planning processes.



## Universal Residential Smart Meter Costings for Metropolitan Wellington

TO	Client council representatives
CC	Client council Chief Executives
FROM	s 7(2)(a) Acting GM NSP
DATE	Monday 2 <sup>nd</sup> October 2023

### Purpose

1. This paper is to inform councils of the estimated cost for Universal Residential Smart Meters for metropolitan Wellington and how those costs have been developed. These costs are included in LTP advice that Wellington Water have provided to councils.

### Recommendations

It is recommended that Council:

- a. **note** the estimated average cost per smart meter of \$1,772 including contingency (\$1,477 + 20%), with an expected range of \$1,500-\$2,100 per meter;
- b. **note** the recommended contingency of 20% which reflects the large scale and repetitive nature of the project (installation of a standard metering device)
- c. **note** that this is an early estimate and the main risks associated with the cost estimates are around the cost of installation and cost of communication connection;
- d. **note** that the next phase of the project will include a trial to provide a greater level of certainty in the cost per meter.

### Introduction

2. The Universal Residential Smart Meters Project would see a smart water meter installed on the majority of household water connections across the metropolitan region. The estimated average cost per meter of the project is \$1,772 including contingency (\$1,477 + 20%), with an expected range of \$1,500 to \$2,100.

### Project Capex Costs

3. The capital components of the project are the purchase of the meters, installation of meters with associated fittings, and IT systems for data management.
4. These costs have been developed by the Smart Metering Foundations project based on information from other similar projects, a survey of meter suppliers, engagement with the supply chain, the Greytown smart meter trial and PCC commercial meter project.



5. They have been benchmarked against costs from other water services providers including, Watercare, Christchurch, Western Bay of Plenty, Dunedin and Thames Coromandel District Council.
6. The average installation cost per meter estimate is based on an 80/10/10 split in job complexity of standard (80), complex (10), and very complex (10). This split was determined by analysis of connection type data and benchmarked against other councils.
7. This excludes operating expenditure which is being estimated separately.

Cost element	Regional Cost (excl. contingency)	% of project cost	AMP - Cost per meter (average)*	Comment
Meter	\$41.6m	19%	\$283	Benchmarked from Watercare, Christchurch and Mackenzie projects, plus Greytown and five suppliers.
Installation (total)	\$149.8m	69%	\$1,019	Benchmarked from Western Bay of Plenty, Thames Coromandel District Council, Christchurch, Dunedin, Mackenzie projects, plus Greytown and PCC commercial meter project. This is an average across standard / complex / very complex.
Data/IT system	\$6.0m	3%	\$41	Information from Smart Meters Foundation Project estimate with 14% inflation applied.
Design, PM, procurement	\$19.7m	9%	\$134	Assumed as an uplift of 10% of the capex costs above. Equates to a 9% proportion of the costs.
<b>TOTAL excluding contingency</b>	<b>\$217.2m</b>		<b>\$1,477</b>	
<b>TOTAL including 20% contingency</b>	<b>\$260.6m</b>		<b>\$1,772</b>	See note below re contingency.

\*\*Based on 147,050 meters using projections for 2025/26 number of connections when meter installation starts.

## Contingency

8. The majority of the capex costs are associated with a well understood and common activity i.e., installation of the meters at the customer's point of connection.
9. Therefore, we have applied a 20% contingency, recognising the repetitive and known nature of the project activity.
10. We recommend 20% due to the early nature of the estimate and uncertainty around costs. We believe this is a good level of contingency given the scalable and repeatable nature of the activity.
11. The next phase of the project will include a trial to provide a greater level of certainty in the cost per meter.

## Associated Risks

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12. The main risks associated with the cost estimate are around the cost of installation and cost of communications connection.
13. The factors that could cause the cost of installation to change include:
  - a. cover material (concrete, tarmac, grass verge) and ground conditions (hard rock) impacting the complexity/duration of the excavation and reinstatement,
  - b. increased traffic management costs in the Wellington CBD compared to rural sites,
  - c. difficulty accessing and working on steep hills and narrow streets in metropolitan Wellington,
  - d. difficulty in locating existing service pipes,
  - e. existing service pipes being in poor condition and needing repair before installation can take place,
  - f. existing service pipes being too shallow for installation of the meter/meter box requiring the pipe to be lowered.
14. The cost of communication connection is influenced by topography. If meters do not have a secure mobile connection to send data, physical communications equipment may be required or physical meter reads will have to be carried out.
15. Noting that in very complex scenarios, the cost of installation may outweigh the benefit and councils may decide to not install meters in those locations.

## Trial pilot

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16. The planned pilot trial will provide further information on:
  - a. Current meter prices,
  - b. Level of complexity and difficulty of installations,
  - c. Communication issues in the region, and
  - d. Other factors that influence project costs
17. Once we have completed the trial, we will be able to provide an updated estimate.

Out of Scope

**From:** s 7(2)(a)  
**Sent:** Thursday, 5 October 2023 5:15 pm  
**To:** s 7(2)(a)  
**Cc:** s 7(2)(a)  
**Subject:** Wellington Water UHCC LTP advice  
**Attachments:** UHCC stage 2 advice - precirculation material.pdf

Kia ora koutou

Thank you all for your time to meet this afternoon. Please see attached our amended LTP advice pack for discussion with Council on 10 October.

Kind regards

s 7(2)(a) Senior Advisor Investment Planning



Mob s 7(2)(a)

Private Bag 39804, Wellington Mail Centre 5045  
Level 4, 25 Victoria Street, Petone, Lower Hutt

Released under the Local Government Official Information and Meetings Act 1987

# 2024-34 Investment Planning and Advice

Upper Hutt City Council

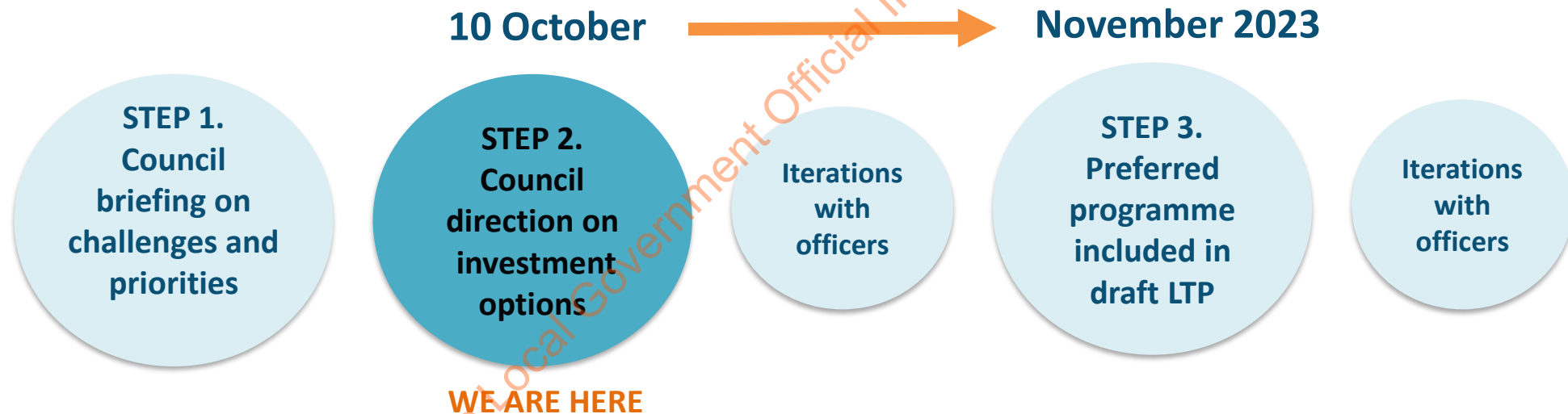
Step 2: Council direction on detailed investment options

10 October 2023

Released under the Local Government Official Information and Meetings Act 1987

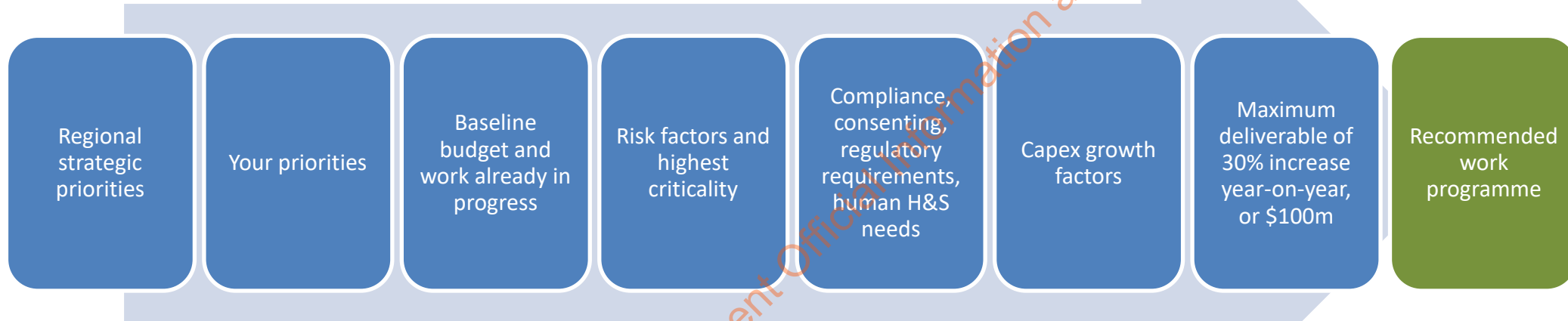
# Purpose and outcome sought

- Outline the immediate and long-term challenges facing your three water assets and services
- Nature of investment needed over the next 10 years
- Seeking your direction on the desired outcomes for water in your community





# Context and assumptions to investment options



## Funder:

2 years: Council

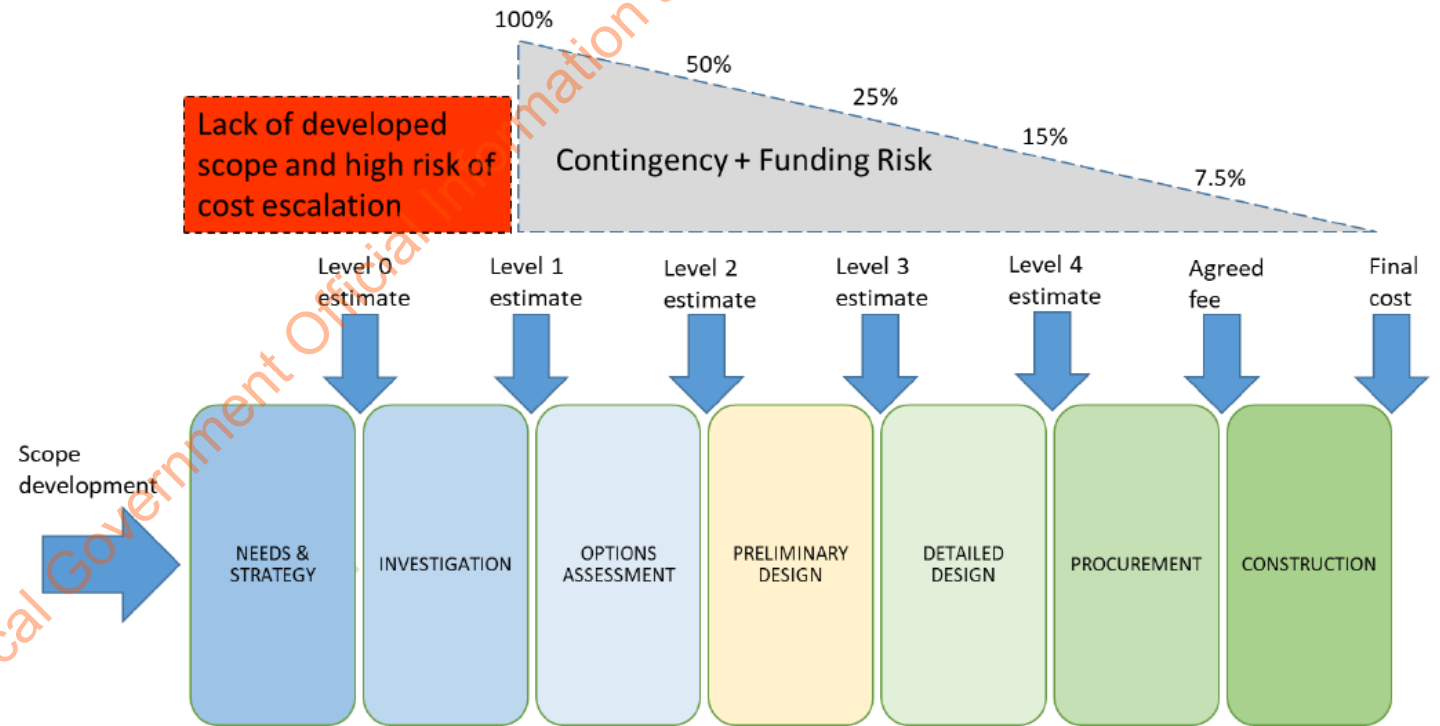
8 years: NTU/new entity

# Cost Estimation

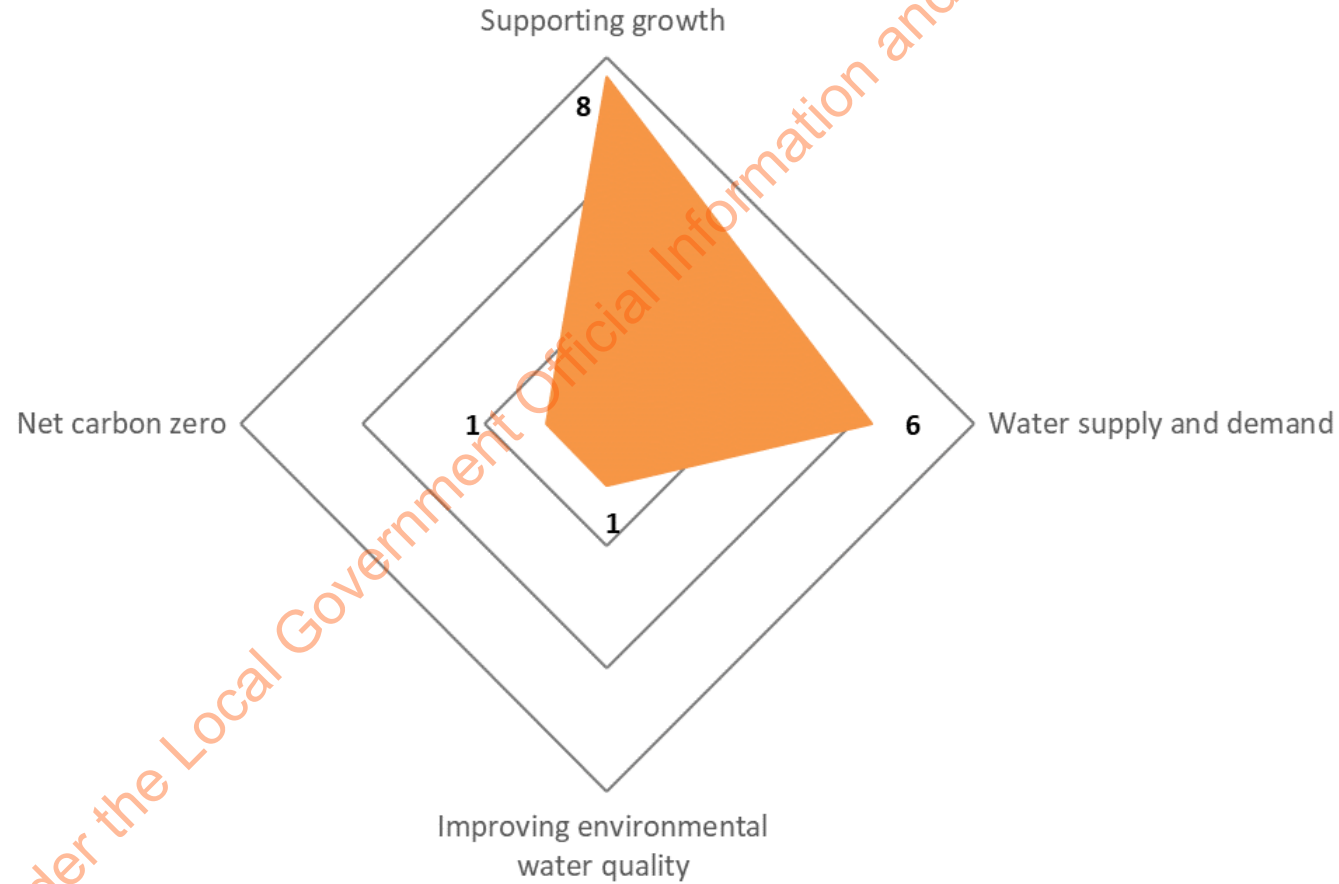
Wellington water has an established method of cost estimation

- Estimates used by Wellington Water, follow our Cost Estimation Manual requirements.
- Where projects are at early stages of development, there is a large degree of contingency and funding risk applied.
- Examples include, WasteWater overflow reduction plans, Seaview Outfall pipe.
- Figures used therefore have increasing uncertainty the further out a planned investment is.

Figure 1: Illustration of scope and estimate development with contingency and risk

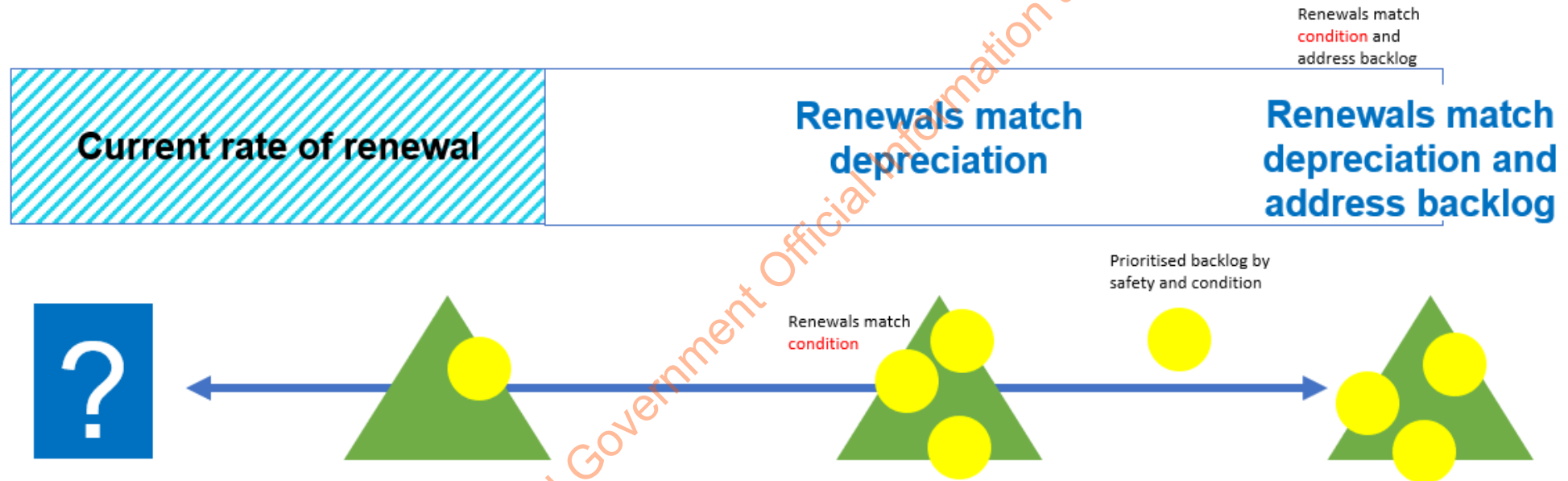


# What you told us: Priority investment areas for Upper Hutt



# What you told us: Renewals

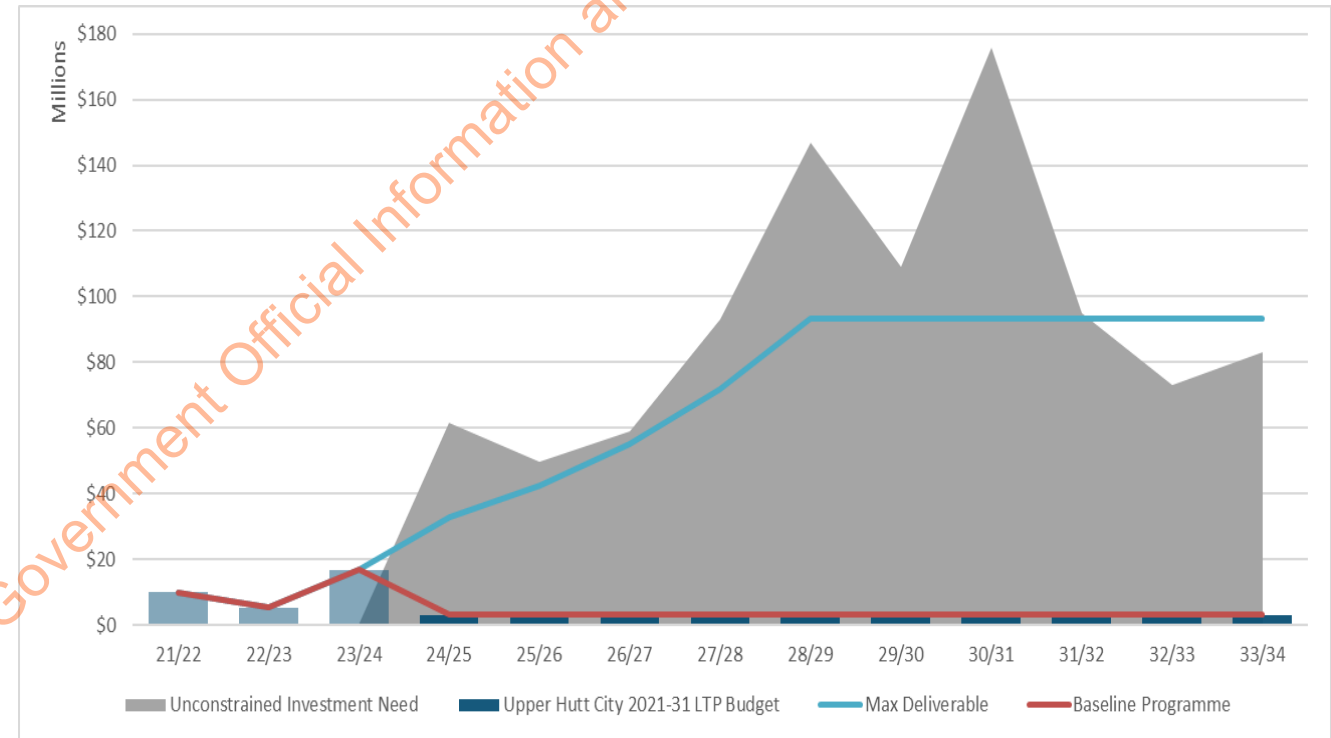
## Where you would like to set your rate for 2024-26



# Summary Overview

The following table summaries Wellington Water's investment story for UHCC.

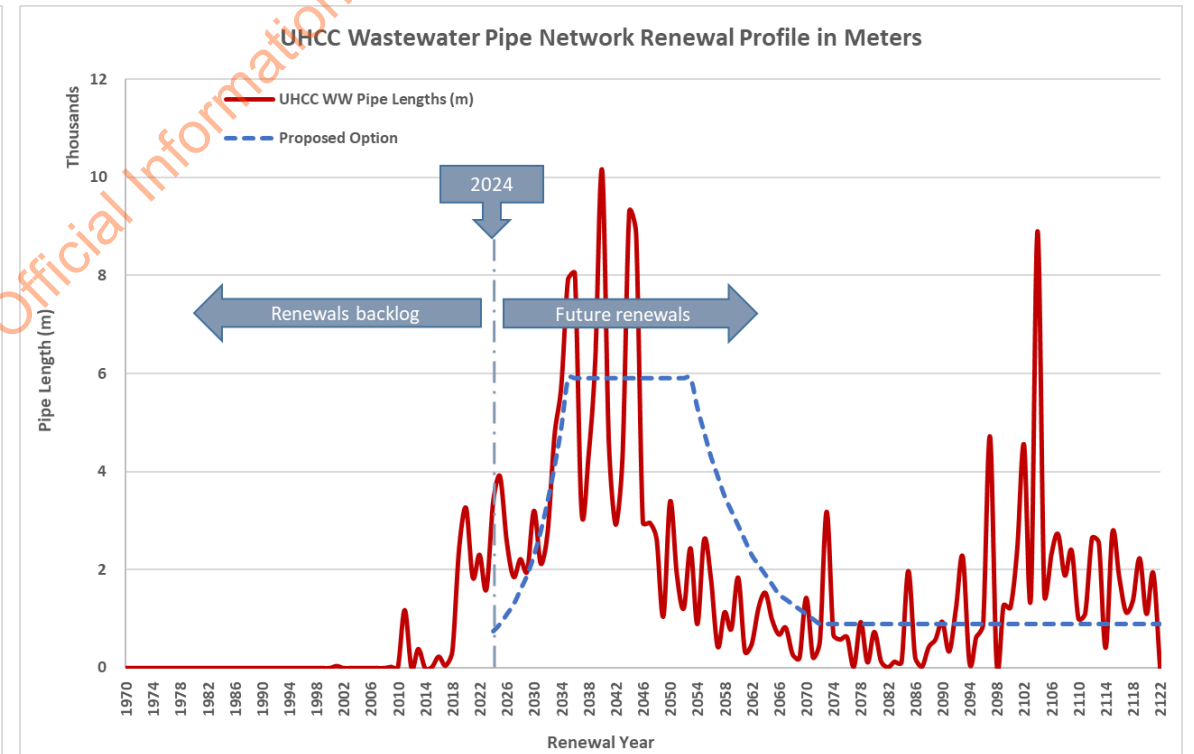
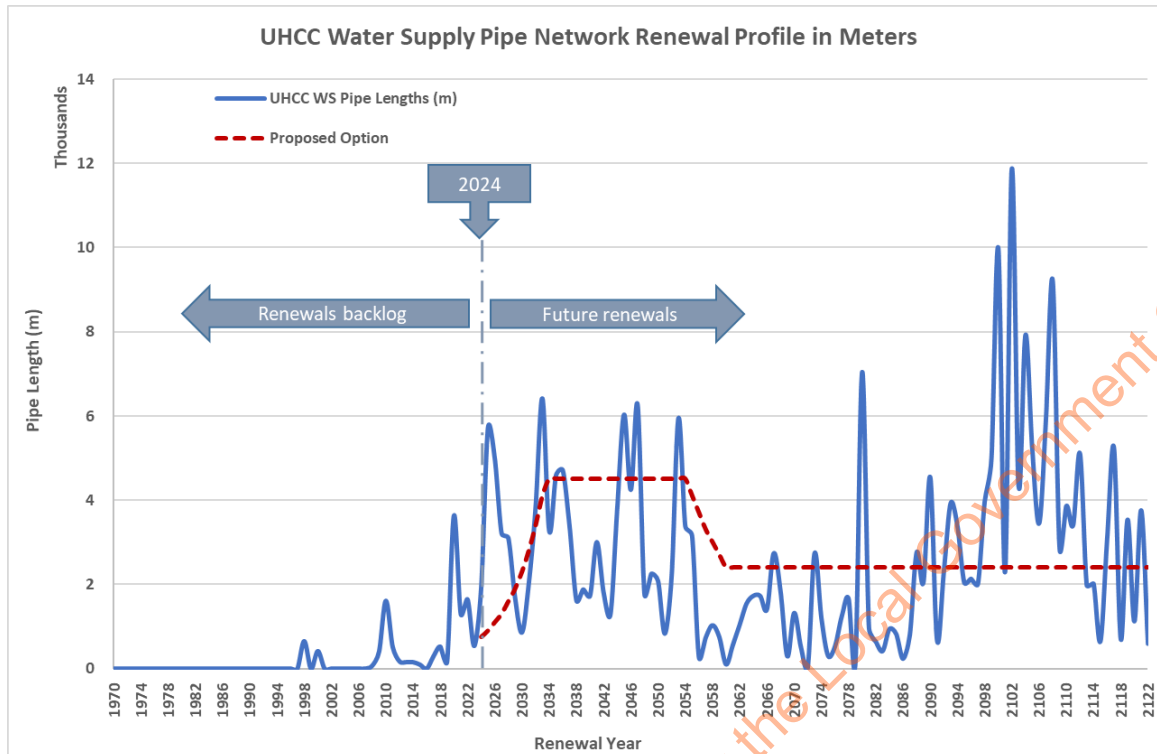
- Unconstrained (grey) - Total investment considered necessary for operating, maintaining and meeting current and future water services needs. This list is derived from the NTU submissions in March 2023.
- This level is more than what Wellington Water can deliver and what is affordable to Council. Therefore, decisions are needed on what to prioritise. All Councils are facing this challenge.
- The maximum deliverable (blue line) is the level of investment Wellington Water considers it can deliver (Council's proportional share of a regional deliverability view)
- The baseline (red line) is the existing planned investment levels from the 21-31 LTP, plus any approved changes





# Renewals

Renewals are a crucial part of looking after existing infrastructure. The average age of the asset base continues to increase. To assure agreed levels of service and to operate within agreed risk tolerances, the required state is to continuously renew assets at the same rate as they deteriorate.

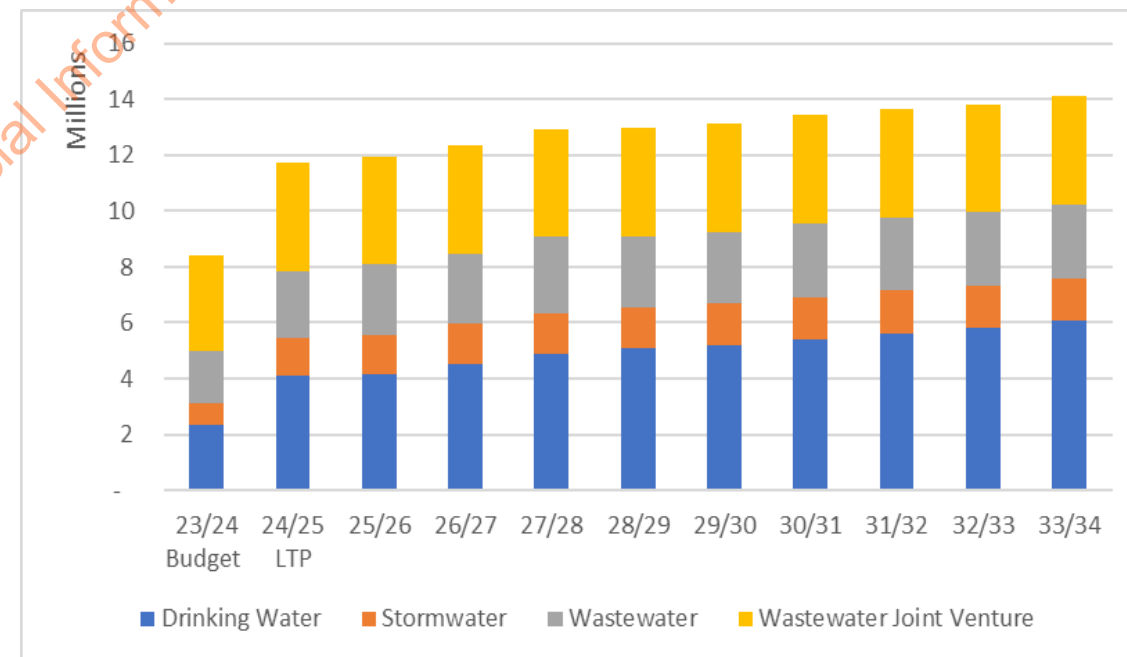


# Operating Expenditure

Within OPEX budgets there are a number of activities considered unavoidable that need to be covered by Council. These relate to activities that are mandatory or cannot be avoided or deferred as they are essential for the operation and maintenance of Councils assets. For example, costs required for the day-to-day operation of critical services where the consequence of failure is very high or for maintaining compliance with legislation, regulation, or industry standards.

	23/24 Baseline	Year 1 (24/25)	Year 2 (25/26)	10-year total
Monitoring & Investigations	\$1.2M	\$2.6M	\$2.8M	\$31.9M
Operations	\$0.2M	\$0.2M	\$0.2M	\$2.2M
Planned Maintenance	\$0.8M	\$1.0M	\$1.3M	\$16.3M
Reactive Maintenance	\$1.2M	\$2.5M	\$2.2M	\$25.8M
Treatment Plant	\$3.4M	\$3.9M	\$3.9M	\$38.7M
Management & Advisory Services	\$1.5M	\$1.5M	\$1.5M	\$15.3M
<b>TOTAL</b>	<b>\$8.4M</b>	<b>\$11.7M</b>	<b>\$12.0M</b>	<b>\$130.0M</b>

Proposed OPEX for 24-34 by water

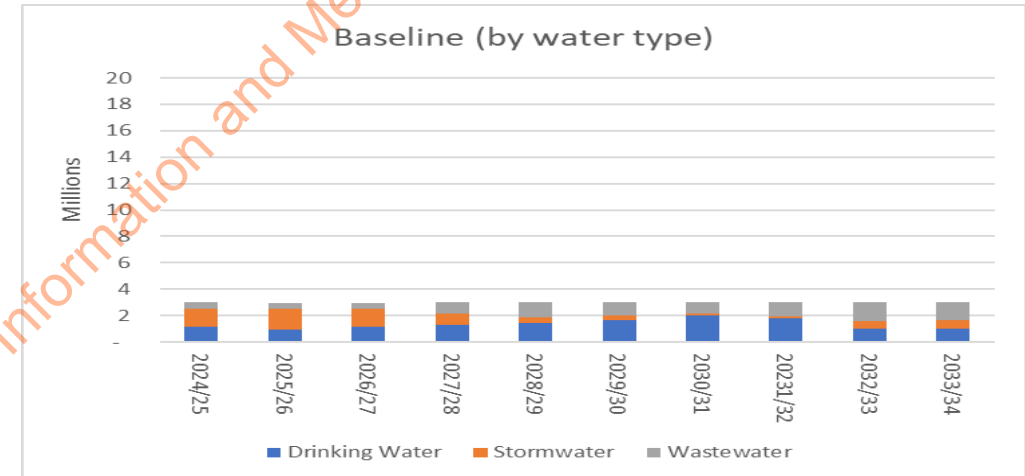


# Summary Overview: Option 1 (CAPEX) & Option 2 – Continuation of LTP baseline



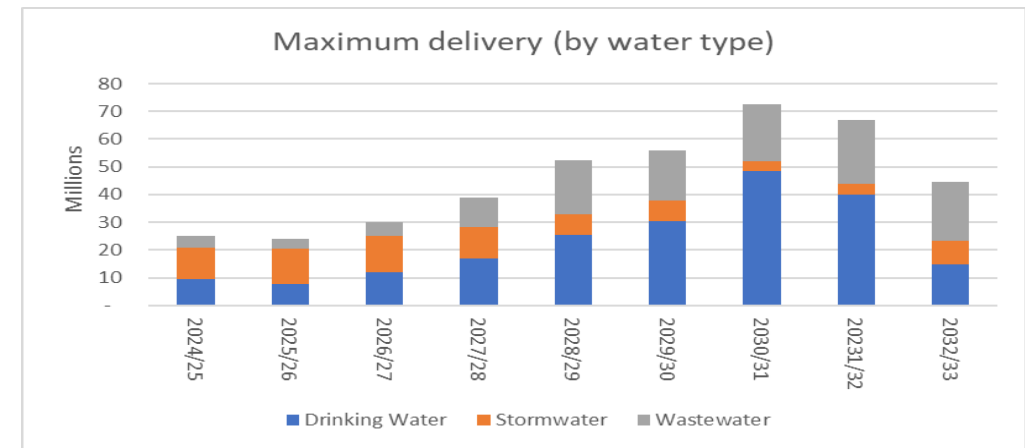
## Option One: Baseline

	23/24 Budget	Year 1 - 24/25	Year 2 - 25/26	10-year total (\$m)
Drinking Water	\$4.0M	\$1.2M	\$0.9M	\$13.4M
Stormwater	\$9.0M	\$1.4M	\$1.6M	\$7.5M
Wastewater	\$3.7M	\$0.5M	\$0.4M	\$8.9M
<b>Subtotal</b>	<b>\$16.7M</b>	<b>\$3.0M</b>	<b>\$3.0M</b>	<b>\$29.8M</b>
Wastewater JV*	\$9.2M	\$2.9M	\$1.5M	\$45.7M
<b>TOTAL</b>	<b>\$25.9M</b>	<b>\$6.0M</b>	<b>\$4.4M</b>	<b>\$75.5M</b>



## Option Two: Maximum deliverable

	23/24 Budget	Year 1 - 24/25	Year 2 - 25/26	10-year total (\$m)
Drinking Water	\$4.0M	\$9.7M	\$7.6M	\$221.9M
Stormwater	\$11.0M	\$11.3M	\$12.9M	\$90.3M
Wastewater	\$3.6M	\$4.2M	\$3.6M	\$147.9M
<b>Subtotal</b>	<b>\$18.6M</b>	<b>\$25.1M</b>	<b>\$24.1M</b>	<b>\$460.1M</b>
Wastewater JV*	\$9.2M	\$8.9M	\$9.5M	\$311.5M
<b>TOTAL</b>		<b>\$34.0M</b>	<b>\$33.6M</b>	<b>\$771.6M</b>



\*Subject to confirmation with HCC

^ graphs exclude Wastewater JV

# Proposed investment by strategic priority: Looking after existing infrastructure

Existing assets and services need to be operated, maintained, and replaced to ensure they deliver the services expected by customers. The desired state is where the reliability of the network improves and customers receive agreed levels of service across all three waters.

## Option 1: Baseline (\$m)

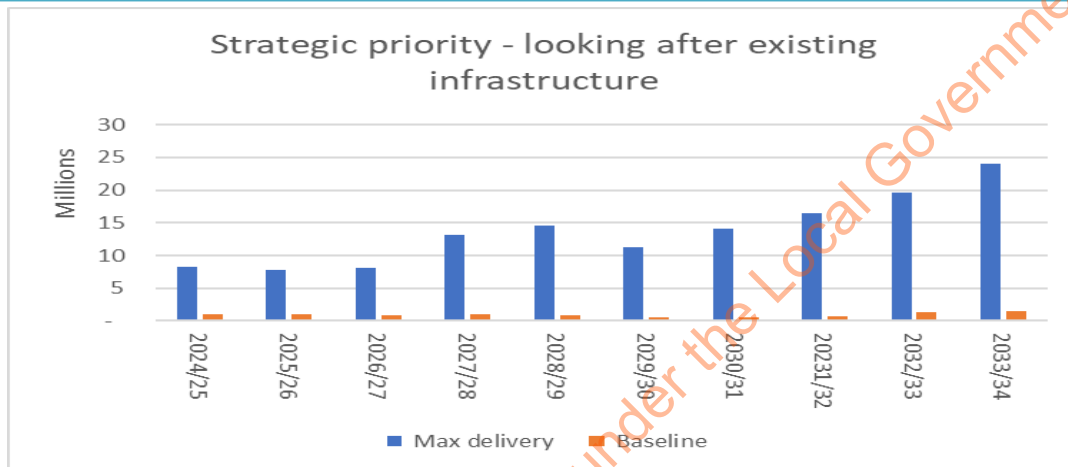
Focuses on immediate risk where high likelihood of critical failure only. Partial lift in renewals to work towards elimination of backlog of end of life assets within 30 years

	Year 1 24/25	Year 2 25/26	10-year total
Drinking Water	\$0.5M	\$0.5M	\$3.5M
Stormwater	\$0.1M	\$0.1M	\$0.9M
Wastewater	\$0.4M	\$0.4M	\$4.8M
Wastewater JV			
<b>TOTAL</b>	<b>\$0.99M</b>	<b>\$0.96M</b>	<b>\$9.3M</b>

## Option 2: Maximum deliverable (\$m)

Replacement of assets with known failure history or poor condition only within first 10 years, looks to replace waterpipes in high leakage areas, and seeks to lift renewals to achieve elimination of backlog of end-of-life assets within 30 years

	Year 1 24/25	Year 2 25/26	10-year total
Drinking Water	\$3.8M	\$3.9M	\$50.4M
Stormwater	\$0.8M	\$1.0M	\$13.4M
Wastewater	\$3.6M	\$3.0M	\$73.5M
Wastewater JV*	\$8.6M	\$9.4M	\$310.0M
<b>TOTAL</b>	<b>\$16.8M</b>	<b>\$17.3M</b>	<b>\$447.3M</b>



NB excludes Wastewater JV

### Key projects: Option 1

- Dominated by drinking water, stormwater and wastewater network renewals

### Option 2

- Watermains replaced in nominated streets with history of failures and/or high leakage
- SW pipe network reactive renewals
- WW pump renewals
- Network renewals
- TBC Replacement of dryer and UV unit at Seaview (JV)
- TBC Complete design work on outfall replacement and commence construction in year 6 (JV)

# Proposed investment by strategic priority: Supporting a growing population



Water services exist to serve communities. As the number of people in towns and cities increases, the extent of water services must grow with them. The desired state is where growth can be achieved while ensuring target levels of service are met or exceeded

## Option 1: Baseline (\$m)

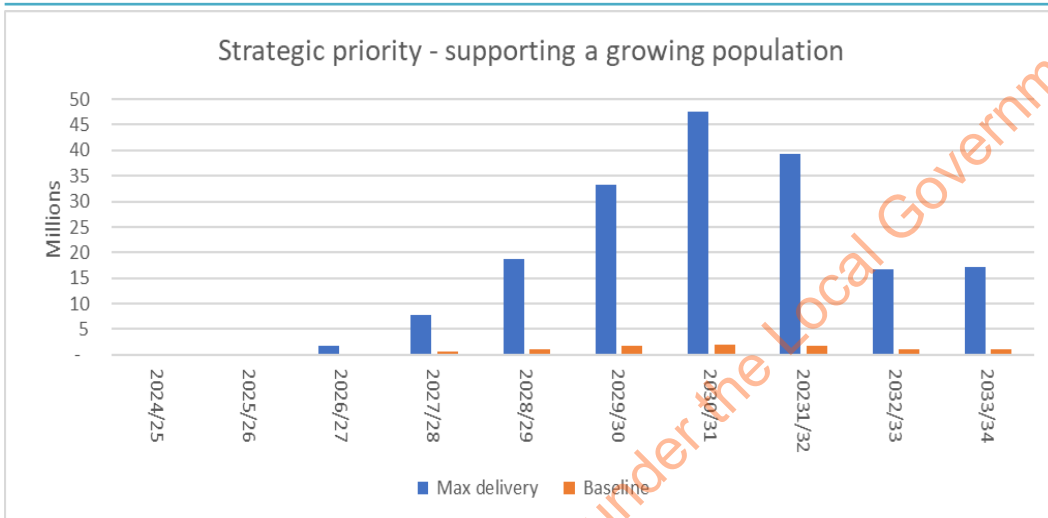
Minimal provision for growth related projects

	Year 1 24/25	Year 2 25/26	10-year total
Drinking Water	\$0.006M	\$0.006M	\$6.4M
Stormwater	\$0.006M	\$0.006M	\$1.0M
Wastewater	\$0.006M	\$0.006M	\$2.0M
Wastewater JV			
<b>TOTAL</b>	<b>\$0.02M</b>	<b>\$0.02M</b>	<b>\$9.5M</b>

## Option 2: Maximum deliverable (\$m)

Significant investment in key infrastructure that supports growth in Upper Hutt

	Year 1 24/25	Year 2 25/26	10-year total
Drinking Water	\$0.05M	\$0.05M	\$129.2M
Stormwater	\$0.05M	\$0.05M	\$15.5M
Wastewater	\$0.05M	\$0.05M	\$37.9M
Wastewater JV			\$1.0M
<b>TOTAL</b>	<b>\$0.1M</b>	<b>\$0.1M</b>	<b>\$183.6M</b>



NB excludes Wastewater JV

### Key projects: Option 1

- Stormwater and wastewater development projects
- Maidstone Reservoir (in later years)

### Option 2

- In the first 3 years provision for only reactive growth development projects
- Major projects on DW water supply reservoirs between 2027 to 2034 including Emerald Hill and Maidstone Reservoirs
- WW upgrades: Trentham (2027-33), Pinehaven (2032-34)



# Proposed investment by strategic priority: Sustainable water supply and demand

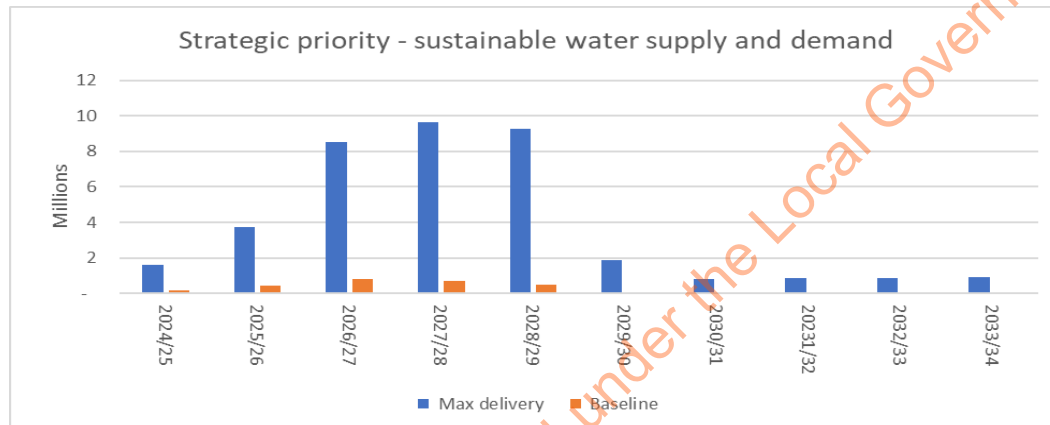


Our communities want to have enough water when they need it, while Te Mana o te Wai is implemented by using it efficiently and leaving enough water in the rivers to sustain freshwater ecosystems. The desired state is where water isn't wasted, supply meets demand, and customers and the network are more resilient in times of shortage

## Option 1: Baseline (\$m)

Minimal activity provided to support sustainable water supply and demand

	Year 1 24/25	Year 2 25/26	10-year total
Drinking Water	\$0.2M	\$0.5M	\$3.0M
Stormwater	-	-	-
Wastewater	\$0.004	\$0.004	\$0.01
Wastewater JV	-	-	-
<b>TOTAL</b>	<b>\$0.2M</b>	<b>\$0.5M</b>	<b>\$3.0M</b>



## Option 2: Maximum deliverable (\$m)

Contributes to UHCC's sustainability strategy goals to have a good quality and sufficient water supply. The water needs of communities are met while maintaining the health and mauri/mana of the source water. Supports measures to reduce water demand and water leakage to address regional water shortage challenge

	Year 1 24/25	Year 2 25/26	10-year total
Drinking Water	\$1.6M	\$3.7M	\$38.0M
Stormwater	-	-	-
Wastewater	\$0.03M	\$0.04M	\$0.1M
Wastewater JV	-	-	-
<b>TOTAL</b>	<b>\$1.6M</b>	<b>\$3.7M</b>	<b>\$38.1M</b>

## Key projects: Option 1

- Pressure management

## Option 2

- Universal residential Smart Metering (based on estimated \$1772 per meter)
- Smart DNA Actuated Boundary Shut Valves

# Proposed investment by strategic priority: Improving environmental water quality

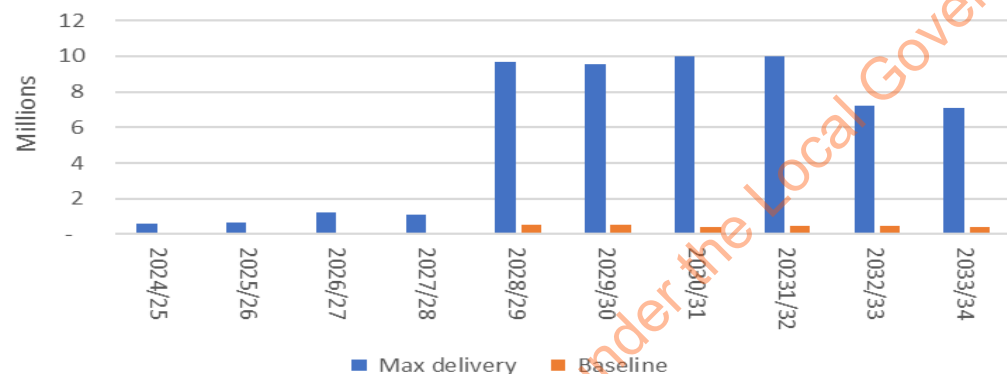


Stormwater and treated wastewater are returned to the environment. Pollutants enter the water, making it unsafe for people and ecosystems. Stormwater management can also significantly modify the natural characteristics of creeks and streams. The desired state is improved water quality, Te Mana o Te Wai is achieved, mahinga kai regenerates, and regulatory requirements are met.

## Option 1: Baseline (\$m)

Minimal provision for activities supporting improving environmental water quality. Some activities covered under Looking After Existing Infrastructure through renewals programme

	Year 1 24/25	Year 2 25/26	10-year total
Drinking Water	-	-	-
Stormwater	\$0.02M	\$0.02M	\$1.2M
Wastewater	\$0.05M	\$0.06M	\$1.9M
Wastewater JV			
<b>TOTAL</b>	<b>\$0.07M</b>	<b>\$0.08M</b>	<b>\$3.2M</b>



NB excludes Wastewater JV

## Option 2: Maximum deliverable (\$m)

Contributes to UHCC's sustainability strategy goals to protect the natural environment and have a good quality and sufficient water supply. The current consent process will result in changes to how SW and WW is managed. This programme supports UHCC in meeting new requirements.

	Year 1 24/25	Year 2 25/26	10-year total
Drinking Water	-	-	-
Stormwater	\$0.1M	\$0.2M	\$20.7M
Wastewater	\$0.4M	\$0.5M	\$36.4M
Wastewater JV	\$0.3M	\$0.1M	\$0.5M
<b>TOTAL</b>	<b>\$0.8M</b>	<b>\$0.8M</b>	<b>\$57.5M</b>

## Key projects: Option 1

## Option 2

- Planning and implementing SW upgrades to implement new resource consent requirements
- Drainage Investigations to improve Inflow and Infiltration and Water Quality Smart Manhole sensors
- Hulls Creek Subcatchment Management Plan and Reduction Plan

# Increasing resilience to natural hazards and the impacts of climate change



Water services are at risk from natural hazards such as earthquakes and landslides and from more intense rainfall events and sea level rise caused by climate change. The desired state is resilient infrastructure that provides essential water services safely during an emergency event.

## Option 1: Baseline (\$m)

Minimal activities aimed at ensuring resilience of water services following a major emergency

	Year 1 24/25	Year 2 25/26	10-year total
Drinking Water	\$0.5M	\$0.002M	\$0.5M
Stormwater	\$1.2M	\$1.4M	\$4.3M
Wastewater	\$0.001M	\$0.001M	\$0.007M
Wastewater JV			
<b>TOTAL</b>	<b>\$1.7M</b>	<b>\$1.4M</b>	<b>\$4.8M</b>

## Option 2: Maximum deliverable (\$m)

Activities included aimed at improving network resilience

	Year 1 24/25	Year 2 25/26	10-year total
Drinking Water	\$4.2M	\$0.02M	\$4.3M
Stormwater	\$10.0M	\$11.7M	\$40.6M
Wastewater	\$0.01M	\$0.01M	\$0.1M
Wastewater JV	-	-	-
<b>TOTAL</b>	<b>\$14.5M</b>	<b>\$11.7M</b>	<b>\$45.0M</b>

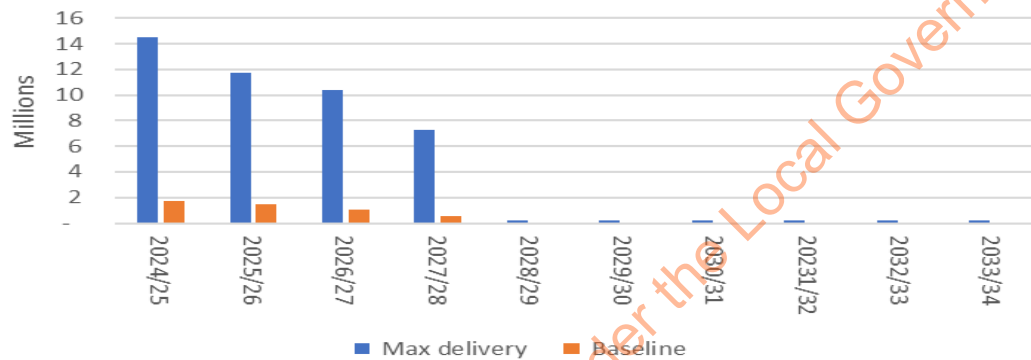
### Key projects: Option 1

- Stormwater modelling
- Trentham reservoir number 2 seismic strengthening
- Pinehaven Stream Stormwater upgrade

### Option 2

- Pinehaven Stream phases 2-4
- Totara Park Road - Bridge Pipework Seismic Strengthening phase 6

Strategic priority - increasing resilience to natural hazards and the impacts of climate change



# Attachments and further information

# Context and assumptions to investment options



The budgets proposed in this advice will be refined over the next stages of developing your LTP. The challenge will be to efficiently use the budget available and mitigate risks with small investments.

## FUNDER

Councils to fund the first two financial years of water services in their 2024-34 LTPs.

## PROGRAMME INDEPENDENT OF FUNDER

**10-year view of investment provided** to ensure consistency and alignment between your LTP and transition to the new entity – independent of who funds it.

## STRATEGIC PRIORITIES

Feed the [five strategic priorities](#) into the approach.

## INFLUENCING BUDGETS

**Basis of budget** is the **Work-already-in-progress** and **contractually Decisions made by Councils will influence** the work.

## CAPEX GROWTH FACTORS

Inflationary pressures considered. **Very strong record of growth in delivery** where funding has been made available by our owner Councils.

## MAXIMUM DELIVERABLE

**Assuming we could deliver 30% year on year increases, or approximately \$100m, over the next three years and beyond** (subject to a number of assumptions). This represents the maximum we consider can be delivered across the region.

## MORE WORK THAN FUNDING FOCUS ON PRIORITIES

Despite the uplift in investment and delivery, there is more work than can be done even within a 30 year time frame.

## PRIORITISED RECOMMENDED WORK PROGRAMME

- ◆ Region's strategic priorities for water
- ◆ What is of most importance (risk) and of highest criticality
- ◆ Your priorities
- ◆ Compliance, consenting, regulatory requirements, human health and safety needs that must be met
- ◆ Increases to maintain current levels of service and to mitigate risks



# Five priorities guide 2024-34 three waters investment

The Wellington Water Committee has endorsed for inclusion in the 2024-34 investment planning advice for each council, the following regional strategic priorities. These priorities are a continuation of the investment direction for the region established in 2021-31 Long-Term Plans.

The region's three waters strategic priorities are:



**Looking after existing infrastructure**



**Supporting a growing population**



**Sustainable water supply and demand**



**Improving environmental water quality**



**Achieving net zero carbon emissions**



Each presents major challenges:

Water assets are ageing faster than rate of renewals

The extent and speed of growth is putting pressure on existing and future three waters infrastructure and services

We are facing acute water shortages, with demand increasing while supply is becoming more vulnerable

Blocked or directly discharging stormwater and wastewater networks risk returning unsafe, contaminated water to the environment

Risks from natural hazards and climate change are leaving communities and water assets vulnerable to disruption and economic loss

We also need to ensure resilience to natural hazards and the impacts of climate change are reflected.

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**Our water, our future.**

# Next steps

The process from here

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