

24 January 2020



Dear 

Local Government Official Information and Meetings Act 1987 Request

We refer to your request dated 11 December 2019 pursuant to the Local Government Official Information and Meetings Act 1987 (“the Act”), which we have already replied to substantively. We now attach further information relating to the Wainuiomata North Development Framework as requested.

Some information has been redacted pursuant to s7(2)(a) of the Act or withheld pursuant to s7(2)(f)(i) of the Act. Some information has been redacted that does not relate to this request.

Pursuant to section 18 of the Act we confirm that you have the right to make a written complaint to the Ombudsman if you are not satisfied with the response.

Yours faithfully
Hutt City Council

Gary Craig
Head of City Growth
gary.craig@huttcity.govt.nz

Gary Craig

From: Andrew Cumming
Sent: Monday, 3 July 2017 9:58 AM
To: [REDACTED]
Subject: Request for Expressions of Interest - Urban Development Upper Fitzherbert Road Wainuiomata
Attachments: Request for Expressions of Interest Urban Development Upper Fitzherbert....pdf

Good morning

This is the project I mentioned this to you last week.

Attached is a Request for Expressions of Interest being sent to selected providers.

Regards
Drew

3 July 2017

Andrew Cumming
Environmental Policy
04 570 6828

andrew.cumming@huttcity.govt.nz

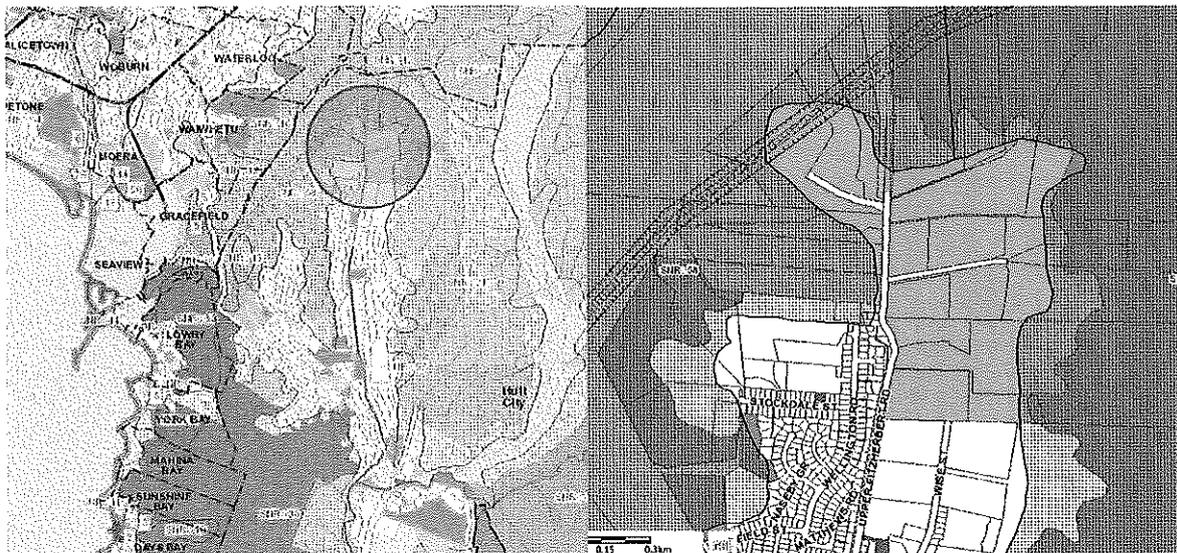
Our reference:DOC/17/103917

Request for Expressions of Interest

Urban Development Upper Fitzherbert Road Wainuiomata

Hutt City Council's Urban Growth Strategy aspires to 6,000 more dwellings and 10,000 more residents in the City by 2032. The National Policy Statement on Urban Development Capacity requires Council to provide for housing growth. Council is pursuing options for residential intensification in established areas and greenfields development in suitable areas at the urban edge.

In this context Council is seeking expressions of interest from selected providers in preparing a framework for high quality urban development of the remaining greenfields areas at Upper Fitzherbert Road Wainuiomata. The area of around 90 hectares is shown in the circle on the left below and in the turquoise rural residential zone on the right. The land is held by several private owners. Please address the turquoise area in context – do not regard it as an absolute boundary of the area to be considered.



Your response should explain the following:

- Methodology and approach to delivery
- Timeframe

- Parties and personnel involved
- Outputs / deliverables
- Actions required to give effect to the project
- Indicative fee.

If you have any questions please put them in writing to Andrew.Cumming@huttcity.govt.nz by 12 July 2017. Any questions and answers may be shared with the other potential respondents by 19 July 2017.

Council will consider the EOIs then invite shortlisted respondents to submit detailed fee proposals. Respondents must meet their own costs in regard to their EOI. Council is willing to contribute to the cost of preparation of the detailed proposals. Respondents will be notified of shortlisting by 7 August 2017.

Your EOI should be emailed to Andrew.Cumming@huttcity.govt.nz by 5pm Monday 31 July 2017. Please include a completed Expression of Interest Form (attached).

Evaluation will be based on:

- Technical merit including methodology and approach to delivery
- Capability including track record, relevant experience and qualifications of key personnel and/or key sub-contractors/partners, timeframe
- Value for money.

GENERAL INFORMATION

Please use the response form provided.

The respondent accepts that it is bound by the EOI process, and the terms and conditions included in this document.

Each respondent should:

- Examine the EOI documents provided, and any other information provided by the Council
- If appropriate, obtain independent advice before submitting an interest
- Satisfy itself as to the correctness and sufficiency of its EOI.

Deadline for Questions

Each respondent should satisfy itself as to the interpretational of the EOI. If there is any perceived ambiguity or uncertainty in the documents respondents should seek clarification before the deadline for questions.

If the Council considers a request to be of sufficient importance to all respondents it may provide details of the question and answer to other respondents. In doing so the Council may summarise the question and answer and will not disclose the respondents identity.

In submitting a request for clarification a respondent is to indicate, in its request, any information which is commercially sensitive, the Council will not publish such commercially sensitive information. However, the Council may modify a request to eliminate such commercially sensitive information, and publish this and the answer where the Council considers it of general significance to all respondents. However, in this case the respondent will be given the opportunity to withdraw the request or remove commercially sensitive information.

Evaluating Expressions of Interest

The Council reserves the right to assess the merits of each EOI by taking into account any matter, fact or circumstance which the Council may deem appropriate, in its absolute discretion.

The Council will not be bound to engage any respondent or review any proposal that does not conform with the requirements set out in this documentation.

The respondent acknowledges that the Council is not bound to accept any proposal submitted in response to this invitation for EOI and may terminate the EOI process at any time.

The EOI does not give rise to any contract governing, or in any way concerning, the EOI process, or any aspect of the EOI process. The Council expressly disclaims any intention to enter into such a contract.

The Council may invite independent advisers to help evaluate an EOI.

Council's clarification

The Council may, at any time, request from any respondent clarification of its EOI as well as any additional information about any aspects of their EOI. The Council is not required to request the same clarification or information from each respondent.

The respondent must provide additional information, or clarification, in a timely and agreed manner, and the Council will take this information or clarification into account when evaluating the EOI.

Where a respondent fails to respond adequately or within a reasonable time to the request for additional information or clarification, the Council may cease evaluating the EOI and may eliminate the registration from the process.

Evaluating and shortlisting

The Council will base its initial evaluation on the EOIs submitted. The Council may adjust its evaluation of EOIs after consideration of additional information or clarification sought.

Council may take into account any of the additional information:

- any matter which materially impacts on the Council's trust and confidence in the respondent
- any relevant information the Council may have in its possession.

Council will advise respondents if they have been shortlisted or not. Being shortlisted does not constitute acceptance by the Council of the respondent's EOI, or imply, or create any obligation on the Council to enter into negotiations with any shortlisted respondents. The Council will not make public the names of shortlisted respondents.

Cost of participating in process

Each respondent will meet its own cost in relation to any costs associated with the preparation and presentation of its EOI and any negotiations.

Ownership of Documents

The EOI and its contents remain the property of the Council. The Council may request the immediate return or destruction of any or all EOI documents and copies. Respondents must comply with any such request in a timely manner.

All documents forming the EOI will, when delivered to the Council, become the property of the Council. EOIs will not be returned to the respondent at the end of the EOI process.

No binding legal relations

Neither the EOI, nor the EOI process, creates a process contract or legal relationship between the Council and the respondent, except in respect of:

- the respondents declaration in its EOI
- the respondents statements, representations and in its correspondence with the Council
- the objectives and evaluation process to be used by the Council to assess EOIs
- the EOI conditions set out in this document
- any other matters expressed as a condition or obligation in this document.

Except for the obligations set out above, no legal relationship is formed between the Council and any respondent unless and until a lease (or contract) is entered into between those parties.

Elimination

The Council may exclude a respondent from participating in the process if the Council has evidence of any of the following, and is considered by the Council to be material to the EOI:

- the respondent has failed to provide all information requested, or in the correct format, or materially breach a term or condition of the EOI process
- the EOI contains a material error, omission or inaccuracy
- the respondent is in bankruptcy, receivership or liquidation
- the respondent has made a false declaration
- there is a serious performance issue in a historic or current contract delivered by the respondent

- the respondent has been convicted of a serious crime or offence, or is awaiting trial for a serious crime or offence.
- there is professional misconduct or an act or omission on the part of the respondent which adversely reflects on the integrity of the respondent.
- the respondent has failed to pay taxes, duties or other levies

Council's additional rights

Despite any other provision in the EOI the Council may, on giving notice to the respondents:

- amend, suspend cancel and/or reissue the EOI, or any part of the EOI
- make any material change to the EOI (including timeline, requirements or evaluation approach) on the condition that respondents are given reasonable time within which to respond to the change.
- despite any other provision in the EOI the Council may:

Disclaimer

The Council will not be liable in contract, tort, equity, or in any other way whatsoever for any direct or indirect damage, loss or cost incurred by any respondent or any other person in respect of the EOI process.

Nothing contained or implied in the EOI, or the EOI process, or any other communication by the Council to any respondents shall be construed as legal, financial or other advice. The Council has endeavoured to ensure the integrity of such information. However it has not been independently verified and may not be updated.

Precedence

If there is any conflict or inconsistency between the information or documents having the same level of precedence the later information or document will prevail.

Canvassing

The respondent, their employees or any of their representatives must not approach, or request any other person to approach a Councillor, Council employee or consultant engaged by the Council:

- to solicit support for their proposal; or
- otherwise seek to influence the outcome of the EOI process.

Respondents will, to the extent practicable and reasonable, refrain from discussing their proposal with any members of the Council team should the opportunity arise.

EXPRESSION OF INTEREST FORM

Contact Details

Name
Company Name
Mailing Address
Telephone
Email

ACKNOWLEDGEMENT AND DECLARATION

We acknowledge that, by submitting this proposal, we accept and acknowledge that we are bound by the terms and condition stated in the EOI.

We declare we have no direct or indirect conflict of interest in participating in the development outlined in the invitation.

Dated:

Signed for and on behalf of

By: (Signature)

..... (Name)

..... (Title)

Wainuiomata North Structure Plan - Workshop Agenda

Tuesday 21 November – Thursday 23 November 2017

Venue: James Coe 2, Dowse Museum, Laings Rd, Lower Hutt

Day 1 – Tuesday 21 November

8.30am	Tea, coffee, muffins	
9.00am	Welcome and introductions Housekeeping Explanation of the process	<ul style="list-style-type: none"> • Ian Munro • Mike Cullen • Steve Thorne • Nicola Tagiston
9.30 – 12.40	Short presentations – Getting the issues on the table	
9.30	Key Statistics	<ul style="list-style-type: none"> • Wendy Moore
9.45	Urban Growth Strategy Current development	<ul style="list-style-type: none"> • Gary Craig
10.00	Wainuiomata Development Plan	<ul style="list-style-type: none"> • James Lamb
10.10	Roading	<ul style="list-style-type: none"> • John Gloag, Damon Simmons
10.30	Morning Tea	
10.45	Regional Transport Public Transport Biodiversity	<ul style="list-style-type: none"> • Greater Wellington Regional Council • Lucy Harper • Michelle Flawn • Kerryn Merriman • Helen Chapman • Joshua MacLennanDeans
11.00	3 Waters	<ul style="list-style-type: none"> • Wellington Water Ltd • Rebecca Maplesden • Ryan Rose • Stewart McKenzie
11.20	Iwi perspectives	<ul style="list-style-type: none"> • Port Nicholson Block Settlement Trust, Tenth's Trust • Morrie Love
11.40	Community Services	<ul style="list-style-type: none"> • Mel Laban • Mike Mercer
12.00	Developer perspectives Market awareness	<ul style="list-style-type: none"> • Urban Plus Ltd, Craig Walton • Gary Craig • Parvati Rotherham
12.20	Parks and reserves	<ul style="list-style-type: none"> • Bruce Hodgins • Kelly Crandle
12.30	Lunch	
1.10	Wainui tour by bus	
3.45	Afternoon tea	
4.00– 5.00	<ul style="list-style-type: none"> • Pulling the day together • Identifying the fundamental direction of the project 	<ul style="list-style-type: none"> • Ian Munro • Mike Cullen • Steve Thorne • Nicola Tagiston

Day 2 – Wednesday 22 November

9.00am	Tea, coffee, muffins	
9.30am	<ul style="list-style-type: none">• Develop the direction into 3 options – with structure, logic, risks, assumptions, preferences etc	<ul style="list-style-type: none">• Workshop discussion
10.30	Morning Tea	
12.30	Lunch	
3.00	Afternoon Tea	

Day 3– Thursday 23 November

9.00am	Tea, coffee, muffins	
9.30am	<ul style="list-style-type: none">• Review and package the options as draft structure plan• Identify key implementation risks, strategies	<ul style="list-style-type: none">• Workshop discussion
11.00	Finalise preferred option(s) / outcome(s)	
11.30	Finger food for late morning tea, early lunch work through	
12.30	<ul style="list-style-type: none">• Presentation of draft outcomes to Mayor, Wainuiomata Councillors, Council Senior Leadership Team• Wrap up	<ul style="list-style-type: none">• Ian Munro• Mike Cullen• Steve Thorne• Nicola Tagiston
2.00	<ul style="list-style-type: none">• Workshop close	

Attendance

	Tue 21	Wed 22	Thu 23
Ian Munro [REDACTED]			
Mike Cullen			
Nicola Tagiston [REDACTED]			
Steve Thorne			
Rebecca Maplesden Principal Advisor Strategy Wellington Water Ltd Rebecca.Maplesden@wellingtonwater.co.nz			
Ryan Rose Wellington Water Ltd Ryan.Rose@wellingtonwater.co.nz			
Stewart McKenzie Principal Advisor – RMA and Environment Wellington Water Ltd Stewart.McKenzie@wellingtonwater.co.nz			
Phil Murphy Senior Road Asset Engineer Phil.Murphy@huttcity.govt.nz			
Steve Mann Road Asset Engineer Steve.Mann@huttcity.govt.nz			
Kelly Crandle Reserves Planner Kelly.Crandle@huttcity.govt.nz			
Mike Mercer DM Community Hubs Mike.Mercer@huttcity.govt.nz			
Hayley Goodin Manager Healthy Families Hayley.Goodin@huttcity.govt.nz			
Morrie Love Port Nicholson Block Settlement Trust, Wellington Tenth's Trust [REDACTED]			
Lucy Harper Team Leader Environmental Policy Greater Wellington Regional Council [REDACTED]	Yes	Yes	?
Michelle Flawn Environmental Policy Greater Wellington Regional Council [REDACTED]	Yes	Yes	Yes
Helen Chapman Senior Transport Planner, Regional Transport Planning Greater Wellington Regional Council [REDACTED]	no	yes	

Deborah Leaupepe Education Advisor – Network Ministry of Education [REDACTED]			
Laura Robson Ministry of Education [REDACTED]			
Craig Walton CE Urban Plus Ltd Craig.walton@urbanplus.co.nz			
Jon Hoyle Communications and Marketing Advisor Jonathan.Hoyle@huttcity.govt.nz			
Gary Craig DM City Growth Gary.Craig@huttcity.govt.nz			
Paki Maaka Urban Design Manager Paki.Maaka@huttcity.govt.nz			
Drew Cumming DM District Plan Andrew.Cumming@huttcity.govt.nz			
Corinna Tessendorf Senior Environmental Policy Analyst Corinna.Tessendorf@huttcity.govt.nz			
Joe Jeffries Senior Environmental Policy Analyst Joseph.Jeffries@huttcity.govt.nz			
Nathan Geard Environmental Policy Analyst Nathan.Geard@huttcity.govt.nz			
Parvati Rotherham Manager Development Liaison Parvati.Rotherham@huttcity.govt.nz			
James Lamb City Promotion Manager James.Lamb@huttcity.govt.nz			
Wendy Moore Divisional Manager Strategy and Planning Wendy.Moore@huttcity.govt.nz			
Hamed Shafiee Economist/Senior Policy Advisor Hamed.Shafiee@huttcity.govt.nz			
Peter McDonald Resource Consents Planner Peter.mcdonald@huttcity.govt.nz			
Cr Margaret Cousins Deputy Chair District Plan Committee Margaret.cousins@huttcity.govt.nz	Day 3 Presentation		
Cr Campbell Barry Campbell.Barry@huttcity.govt.nz	Day 3 Presentation		
Cr Josh Briggs Josh.Briggs@huttcity.govt.nz	Day 3 Presentation		
Tony Stallinger	Day 3		

Wainuiomata North Development Framework

Workshop with
Council

21-23 November 2017

Overview

1. Project area (and revised area)
2. Our approach and assumptions
3. Summary of our methodology
4. Assessment principles
5. Development options - status quo and mixed density
6. Our preference (mixed density)
7. Wainuiomata North Concept Masterplan
8. Staging considerations
9. Implications of Strategic Access Road (north or west)
10. Next steps



Our approach and assumptions

- Use of Council-led **Urban Growth Strategy** assumptions as a starting template (6,000 more dwellings and 10,000 more residents in the City by 2032)
- Consideration of housing provision (zoned and serviced land) over 3, 10, and 30 year horizons in accordance with the **National Policy Statement on Urban Development Capacity**
- Council will undertake its own **Structure Plan / Plan Change** to guide its decision making on rezoning and infrastructure investment
- **Looking for the sweet spot** that balances growth with infrastructure requirements using current best practice development outcomes
- Consideration of possible **District Plan** directions where appropriate
- Reference made to **Plan Change 43** and **Design Guide for Medium Density Housing**
- **Wellington to Wise Street loop and Upper Fitzherbert Road closure**

Summary of our methodology

- Analyse relevant technical information and Council plans
- Council and stakeholder briefings
- Site visit
- Identify a range of feasible and likely development options for Wainuiomata North growth area
- Evaluate options for the growth area
- Prepare a Concept Master Plan for the growth area
- Presentation to Senior Council team
- Reporting early 2018

Technical inputs

Community / social

- Empowering Tamariki for the Future 2017, HCC
 - Community Hubs in Naenae and Wainuiomata will be completed by 2020
- Leisure and Wellbeing Strategy 2012-2032, HCC
 - Wainuiomata Integrated Community Hub (population of 5000)
 - Review of Valley Floor Reserves for public open space provision
 - Supporting YOUTH Inspire based in Wainuiomata for youth employment pathways
 - Support for Wainuiomata community patrol
 - Support for Wainuiomata Trail project
- Long Term Integrated Community Facilities Plan 2015
 - Redevelopment of the Wainuiomata Pool as part of An Integrated Community Hub (library and community centre)
 - Wainuiomata Sportsville feasibility

Technical inputs

Green network

- Regional Policy Statement for the Wellington region 2013, GWRC
- Identifying and protecting significant indigenous biodiversity in the Wellington region, August 2016, GWRC
- Wellington Regional Native Plant Guide, GWRC

Blue network

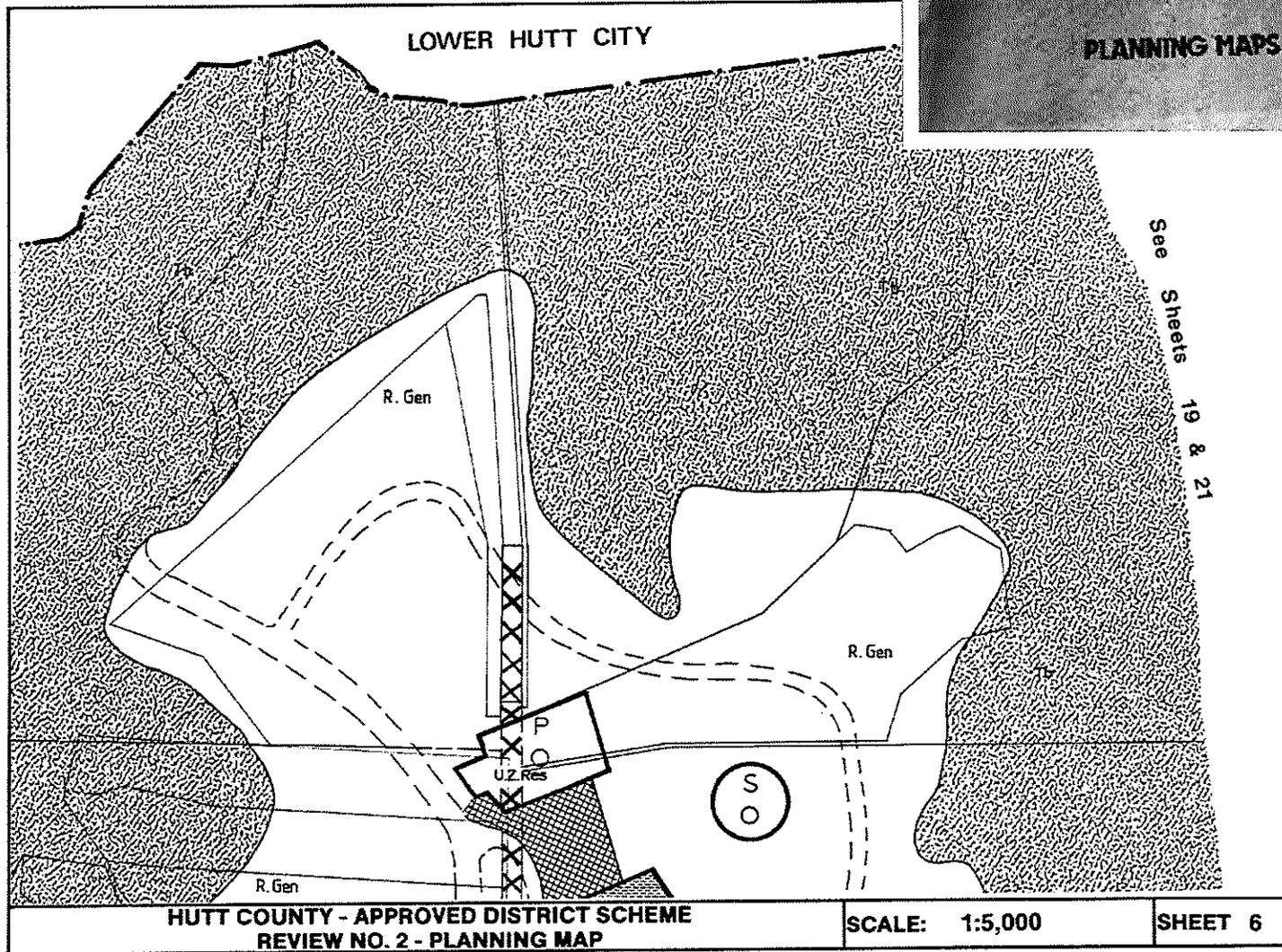
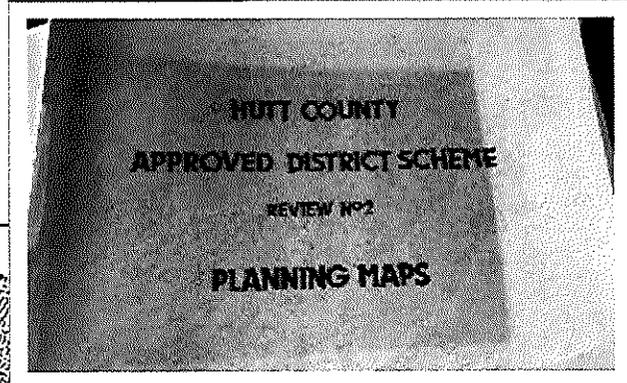
- Hutt City Water Infrastructure Constraints Mapping - 3 Waters capacity/constraints analysis (May 2016), Wellington Water
- Hutt City Water Infrastructure Constraints Mapping Update (Nov 2016), Wellington Water

Technical inputs

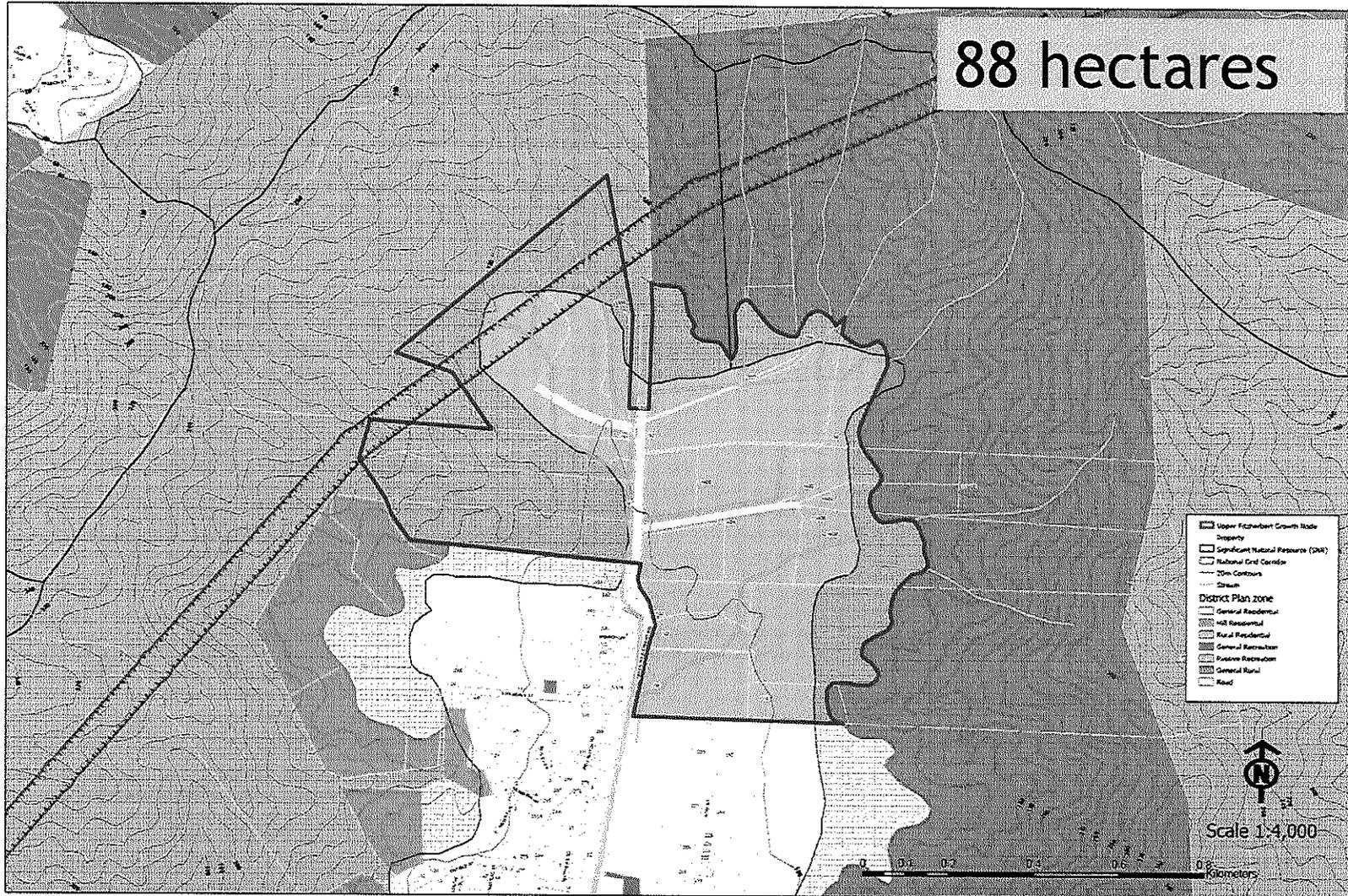
Meetings with Developers

- Houses could be priced less than \$550K to allow first home buyers to utilise their Kiwisaver
- Affordable housing could be provided by having smaller sections and smaller houses
- 300-400m² sites viable in the area up to 2000m² sites on the fringes or backing on land that may be more difficult to develop
- Providing housing choice including terraces and retirement village
- Providing a fully completed turnkey package critical
- Importance of providing flexibility in Structure Plans and strong rules in District Plan
- Spend money on improving known issues e.g. flooding and wastewater constraints rather than road link over the hill
- Pursue development partnership opportunities

Technical inputs

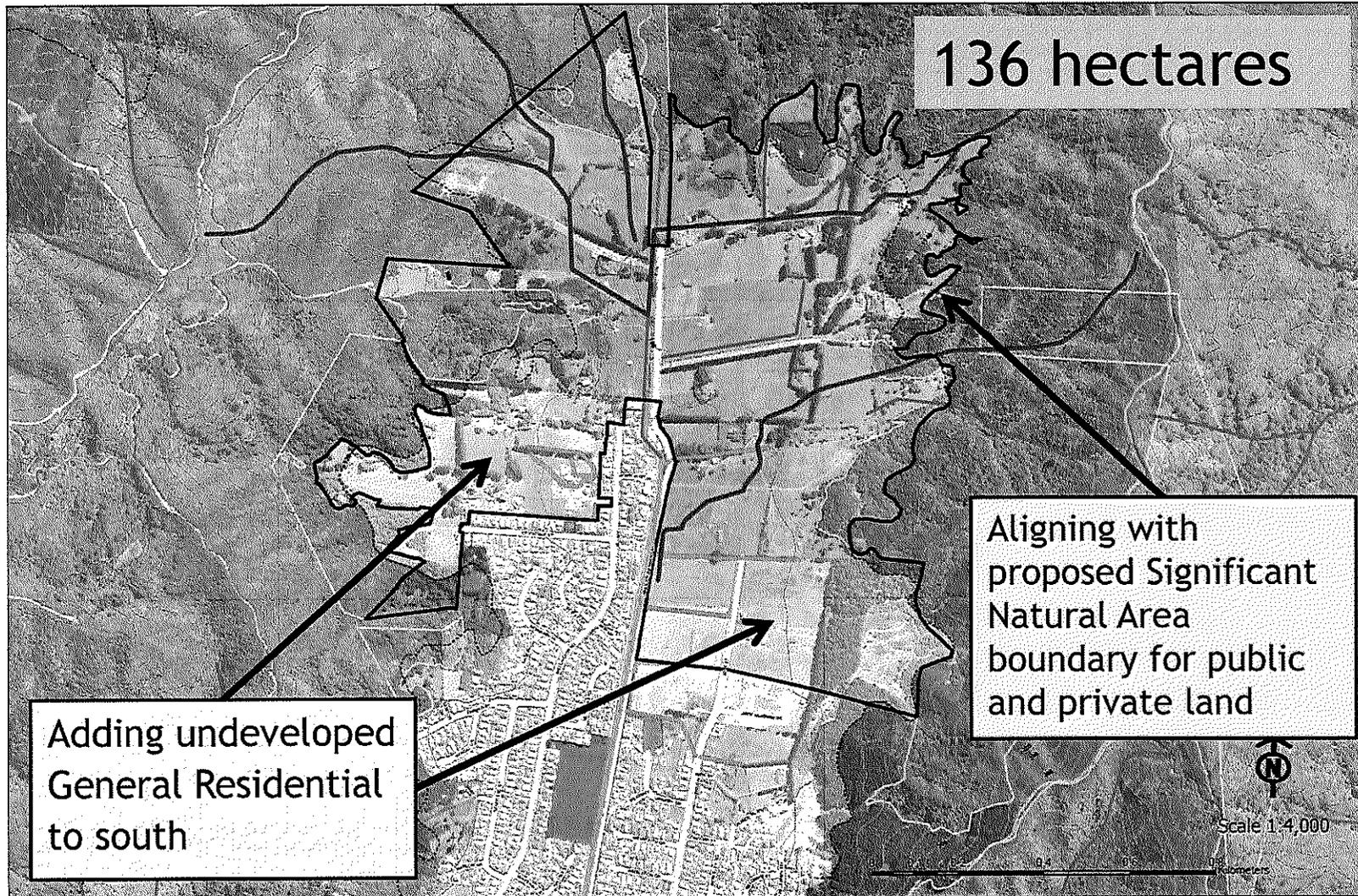


Project area



Upper Fitzherbert Growth Area: District Plan

Project area - revised

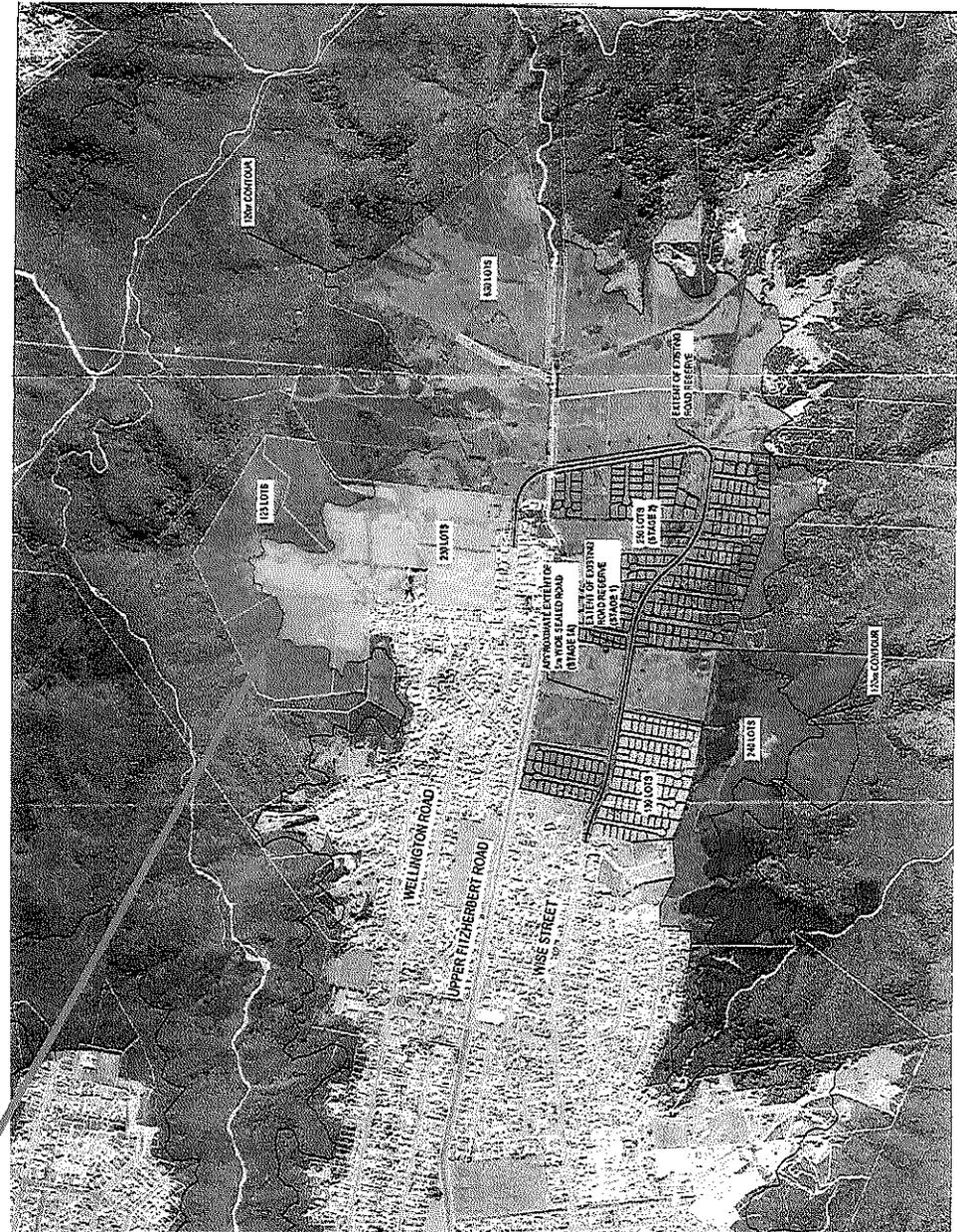


Upper Fitzherbert Growth Area: Revised

Comparison to GHD development potential

LEGEND	
	EXISTING CADASTRAL BOUNDARY
	EXISTING CONTOUR
	GENERAL RESIDENTIAL ACTIVITY AREA
	RURAL RESIDENTIAL ACTIVITY AREA
	HILL RESIDENTIAL ACTIVITY AREA
	PLANNED PRIVATE DEVELOPMENT
	PROPOSED ROAD

ESTIMATED LOT QUANTITIES	
SCENARIO	ESTIMATED QUANTITY
DEVELOP RURAL RESIDENTIAL (500m ²) SOUTH OF PAPER ROAD (INDIVIDUAL LOTS SHOWN)	130
PLANNED PRIVATE DEVELOPEMENT	240
DEVELOP RURAL RESIDENTIAL (500m ² INSIDE 120 m CONTOUR, 1000m ² OUTSIDE 120m CONTOUR) NORTH OF PAPER ROAD	630
DEVELOP EXISTING GENERAL RESIDENTIAL SOUTH (500m ²) OF PAPER ROAD (INDIVIDUAL LOTS SHOWN)	225
DEVELOP EXISTING GENERAL RESIDENTIAL PARCELS WEST OF UPPER FITZHERBERT ROAD (500m ²)	230
DEVELOP HILL RESIDENTIAL ACTIVITY AREA WEST OF UPPER FITZHERBERT ROAD (1000m ²)	125



Wellington to Wise Street loop



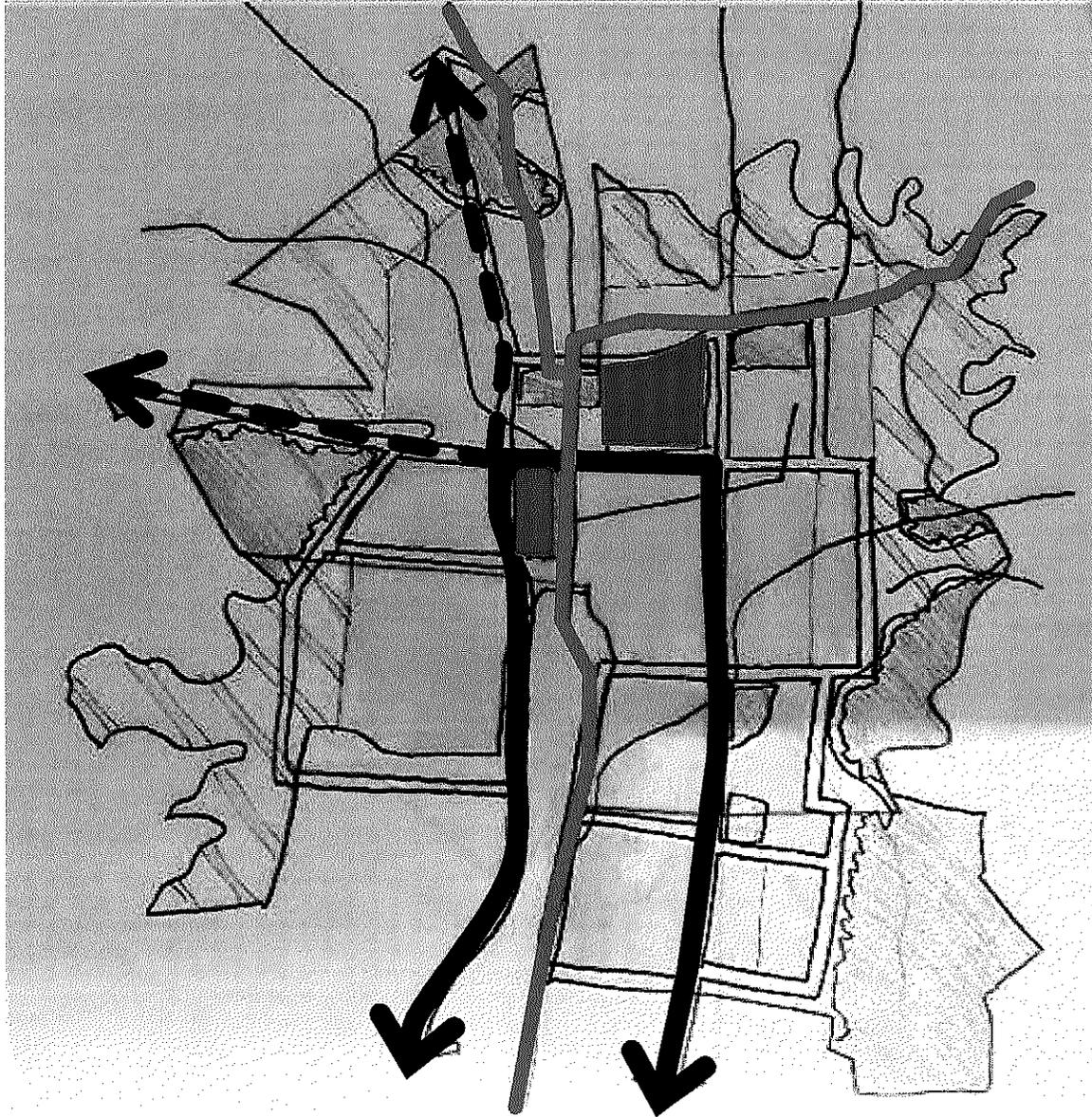
Closure of Upper Fitzberbert Road



All options share common elements

- **Closure of Upper Fitzherbert Road for a dedicated drainage and cycle path**
- **Protection of intermittent streams for walking/cycle connections and stormwater detention**
- **Comprehensive storm water detention distributed across area**
- **Most land identified for housing**
- **Wise Street to Wellington loop (would be bus route)**
- **One potential village centre with a walkable catchment**
- **One neighbourhood reserve**
- **One potential new Primary School (to Ministry of Education requirements) located where integration with village centre and bus route can leverage the greatest benefit**

Scenario A – Status quo



1,296

Houses

(includes 125hh
from existing Hill
Residential zone)

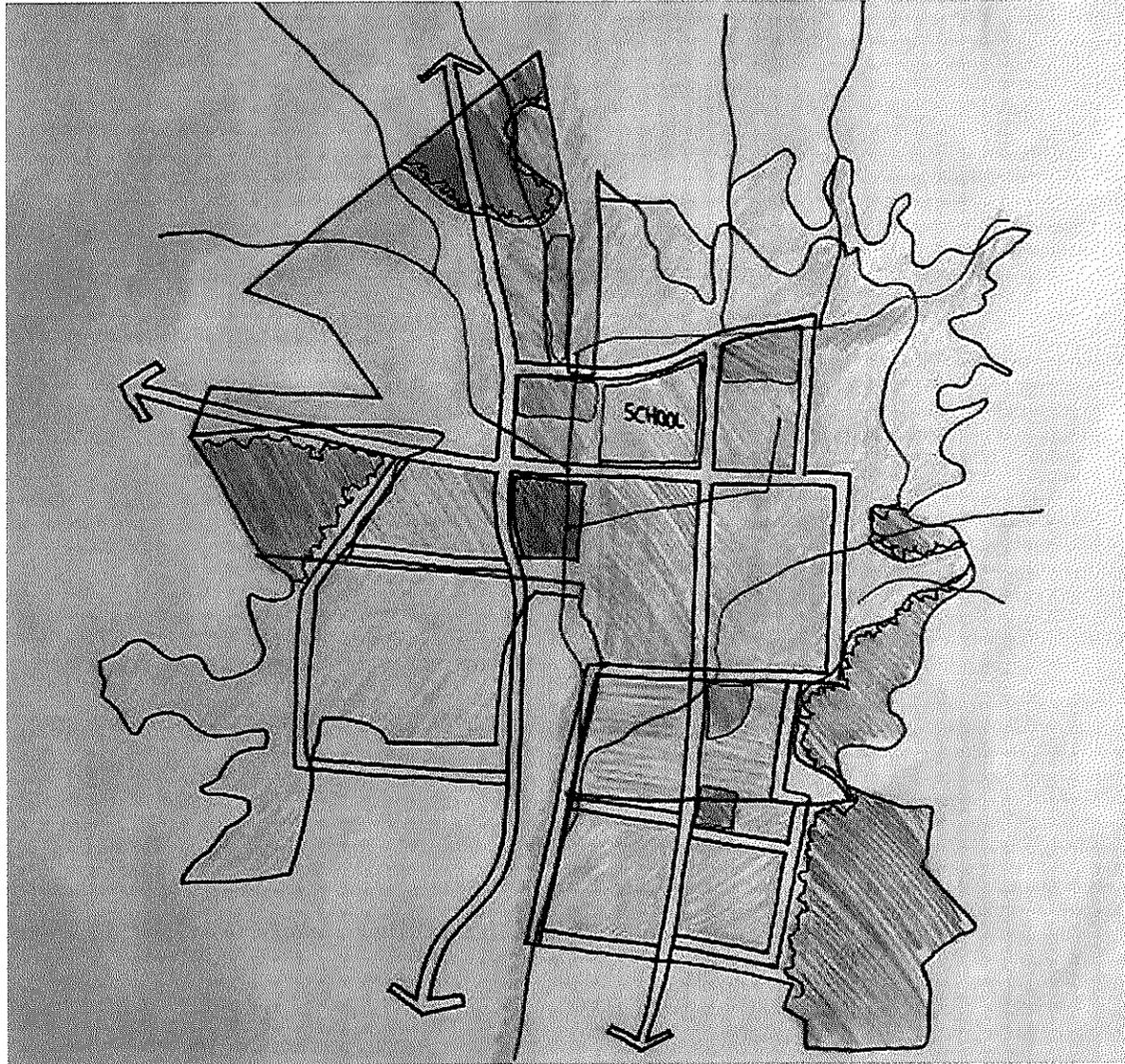
Scenario A – Status quo

SCENARIO A – DWELLING ESTIMATE

Location	Density	Gross area (Ha)	Discount	Net area (Ha)	Number of units
Existing General Residential West	General residential average 500m2	18.3	60% net	11	220
Existing General Residential East	General residential average 500m2	19.4	60% net	11.5	230
Core growth area	General residential average 500m2	59.2	60% net	35.5	700
Proposed SNA additional area to north	Hill Residential average 1,500m2	10.3	75% net	7.7	51
Buffer allowance on fringe areas	Hill Residential average 1,500m2	15	75% net	11.25	75
GHD Hill Residential area	Hill Residential average 1,000m2	-	-	-	125
Proposed centre	Primary School	2	100%	2	-35
	Neighbourhood Centre	2	100%	2	-35
Across area	Stormwater detention ponds (5x @400m2)	2	100%	2	-35

**1,296
units**

Scenario B – Mixed Density



1,841

Houses

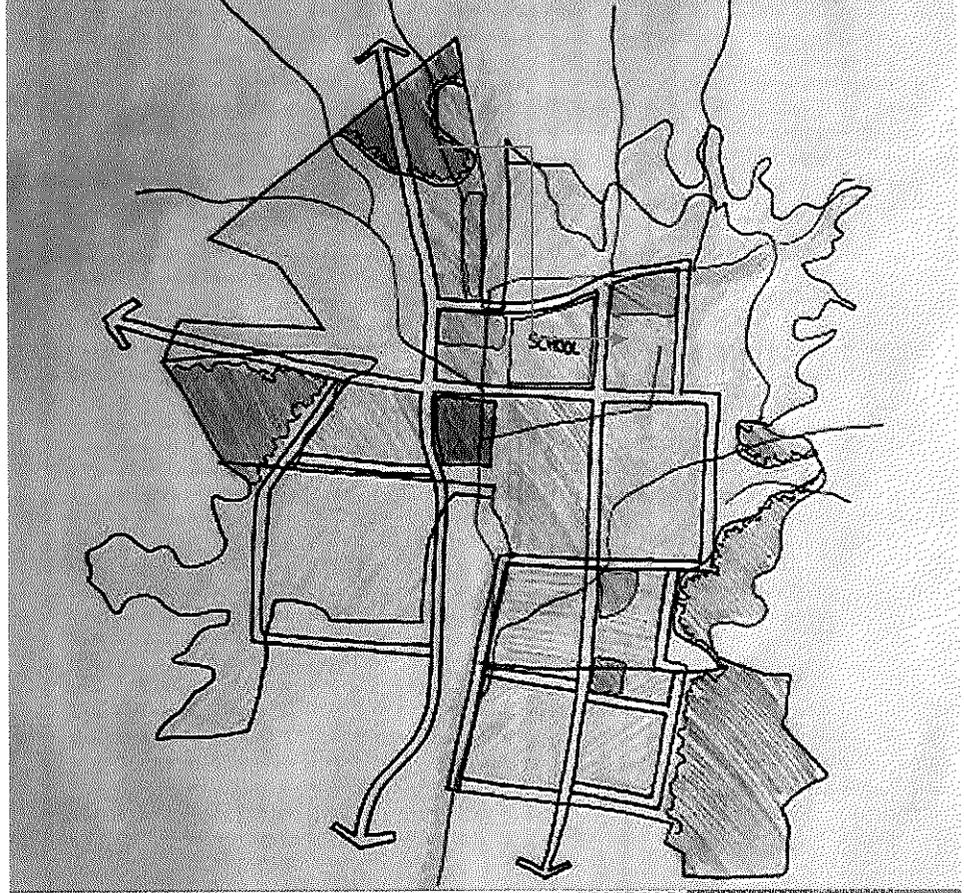
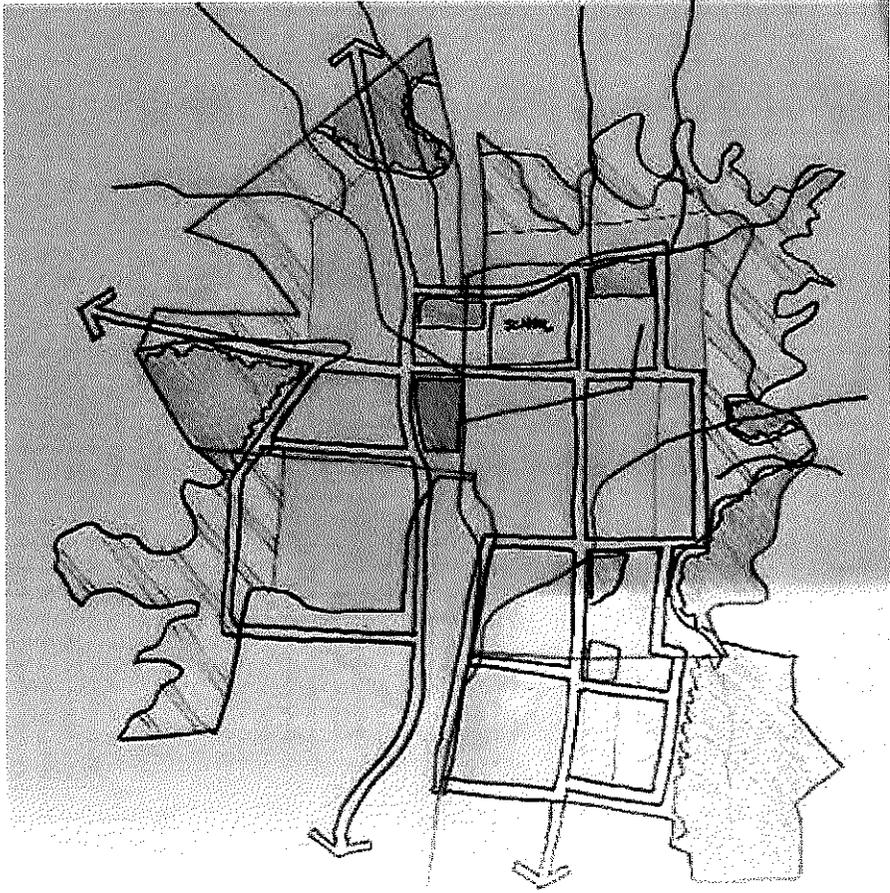
(includes 125hh
from existing Hill
Residential zone)

Scenario B – Mixed Density

SCENARIO B – DWELLING ESTIMATE

Location	Density	Gross area (Ha)	Discount	Net area (Ha)	Number of units
Existing General Residential West	General residential average 400m ²	18.3	60% net	11	275
Existing General Residential East	General residential average 400m ²	19.4	60% net	11.5	287
Core growth area	General residential average 400m ²	54.2	60% net	32.5	812
	Medium density 300m ²	20	60% net	12	396
Proposed SNA additional area to north	Hill Residential average 1,500m ²	10.3	75% net	7.7	51
GHD Hill Residential area	Hill Residential average 1,000m ²	-	-	-	125
Proposed centre	Primary School	2	100%	2	-35
	Neighbourhood Centre	2	100%	2	-35
Across area	Stormwater detention ponds (5x @400m ²)	2	100%	2	-35

**1,841
units**



Primary school catchment analysis

Ministry of Education:

Rough estimate of yield of 1,000 households and demand of 250-300 primary students.

Roughly 300 spare Primary School student spaces currently.

- **Primary school - ages 5-12 years**
- **Scenario A - Status Quo = 411 primary students**
- **Scenario B - Mixed Housing = 584 primary students**
- **Planning for a new school in the growth area rather than increasing capacity in Arakura Primary**

Assessment principles

- Responding to growth area's opportunities/constraints (topography, landscape amenity, servicing etc.)
- Making the best use of scarce greenfield land
- Improving the resilience of Wainuiomata
- Leveraging off sustainability benefits
- Maximising access to passenger transport
- Finding transformational opportunities for Wainuiomata
- Enhancing liveability and quality for new residents
- Cash in the bank (lifestyle)
- Vibrant (town centre)
- Instant recreation (tourism)

Assessment of options

Assessment principle

SCENARIO A – STATUS QUO

SCENARIO B – MIXED DENSITY

Responding to growth area's opportunities/constraints (topography, landscape amenity, servicing etc.)

H

H

Making the best use of scarce greenfield land

L

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Improving the resilience of Wainuiomata

H M

H

Leveraging off sustainability benefits

L

H

Maximising access to passenger transport

H

H

Finding transformational opportunities for Wainuiomata

L

H

Enhancing liveability and quality for new residents

H

H

Cash in the bank (lifestyle)

H

H

Vibrant (town centre)

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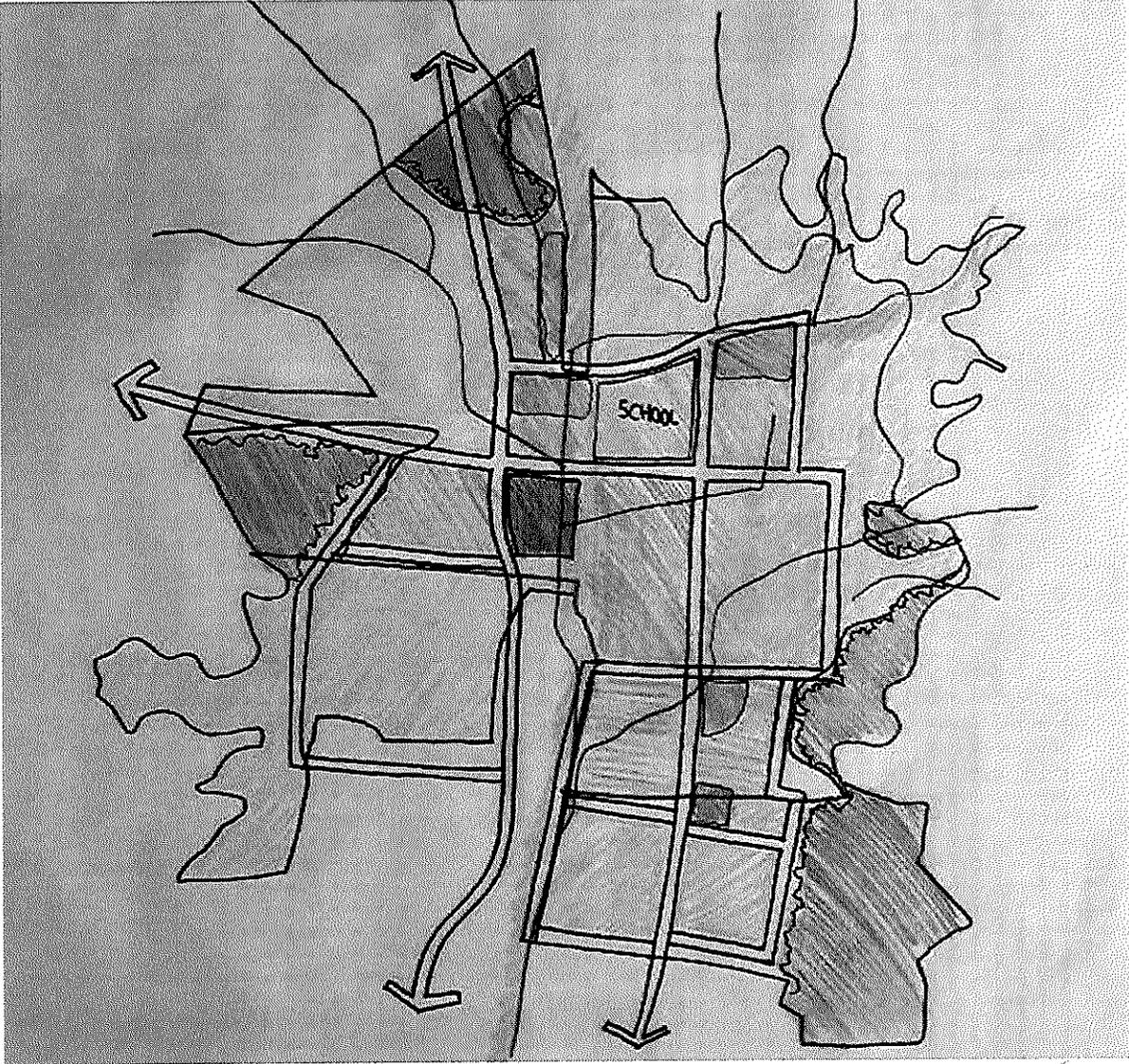
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Instant recreation (tourism)

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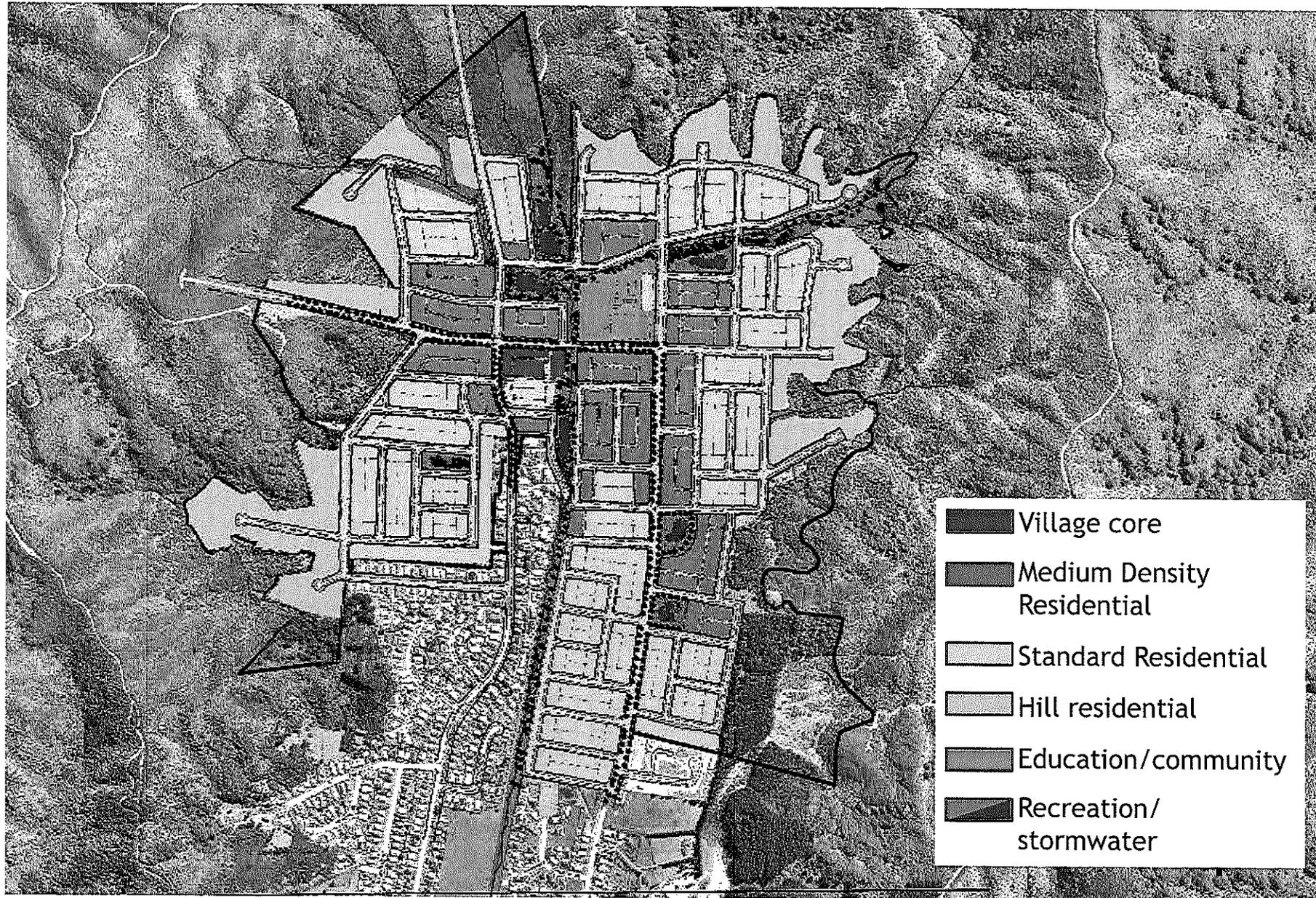
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Scenario B – Mixed Density



1,841
Houses
(includes 125hh
from existing Hill
Residential zone)

Concept Masterplan



HOUSING MODELS





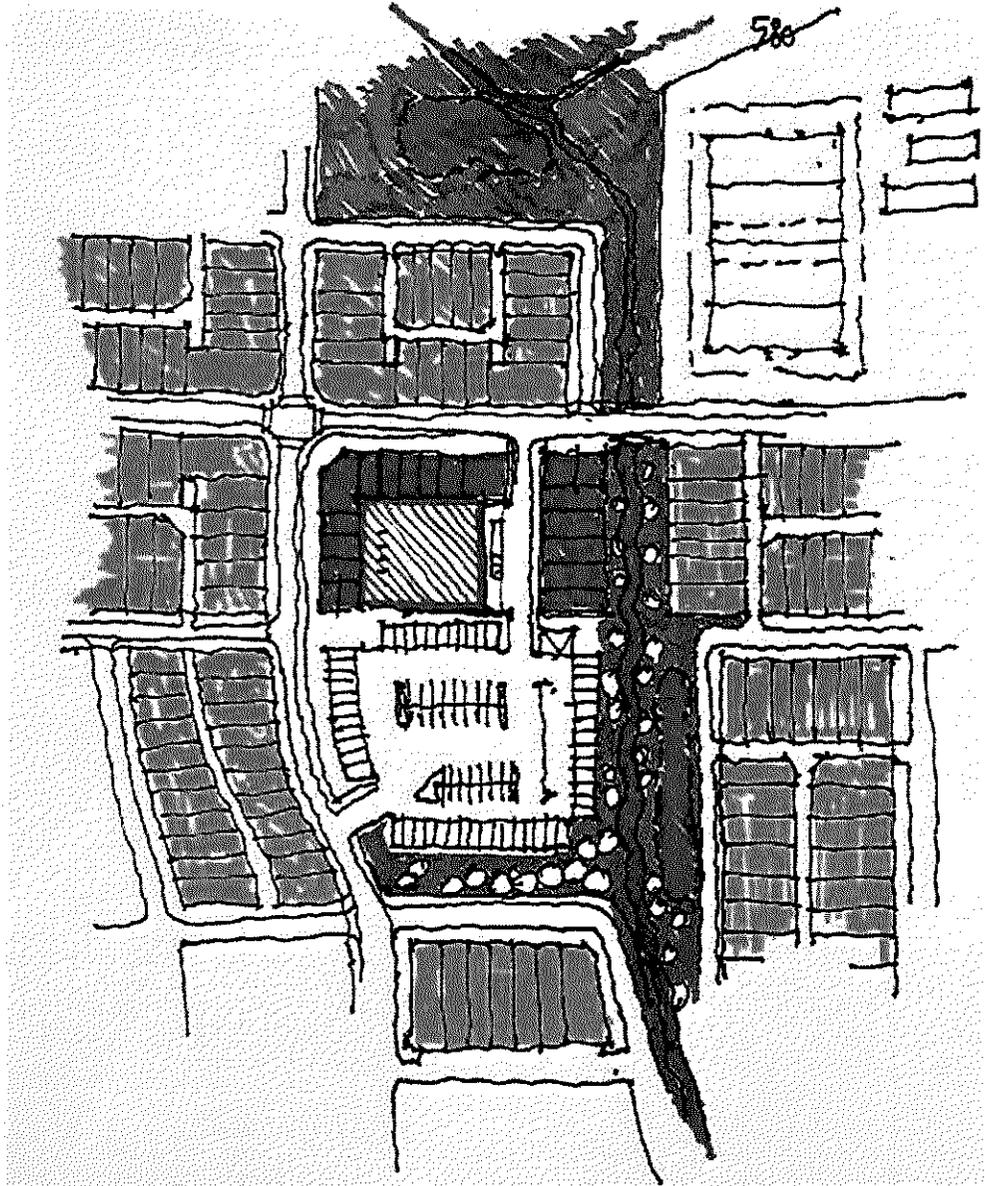








Village core



-  Village core
-  Medium Density Residential
-  Recreation/ stormwater

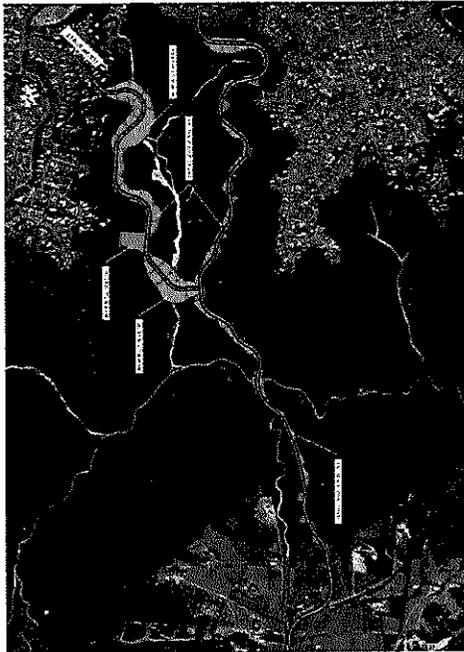




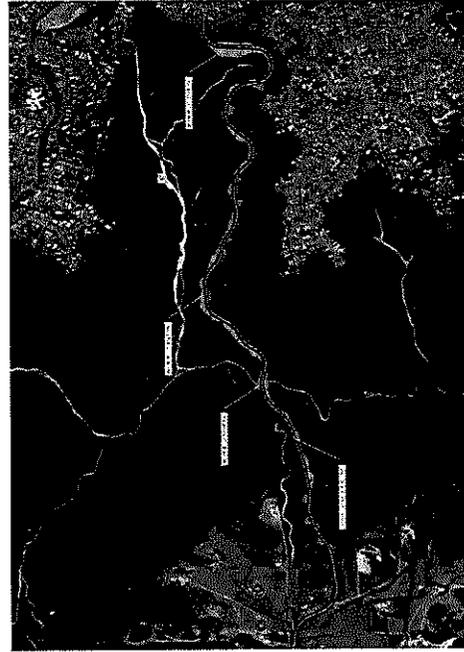


Implications of Strategic Access Road

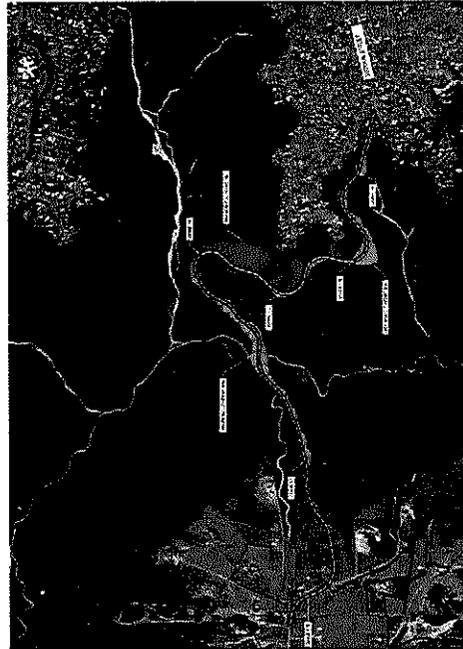
- Strategic Access Road Concept designs, HCC



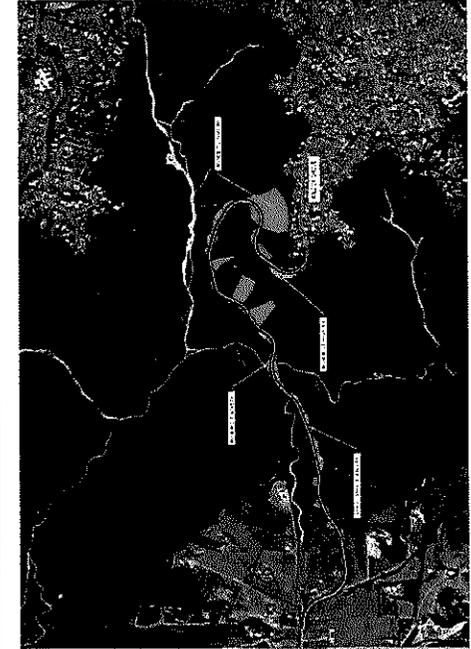
Tilbury Street to
new link road



Upper Fitzherbert
Rd to Waddington
Dr



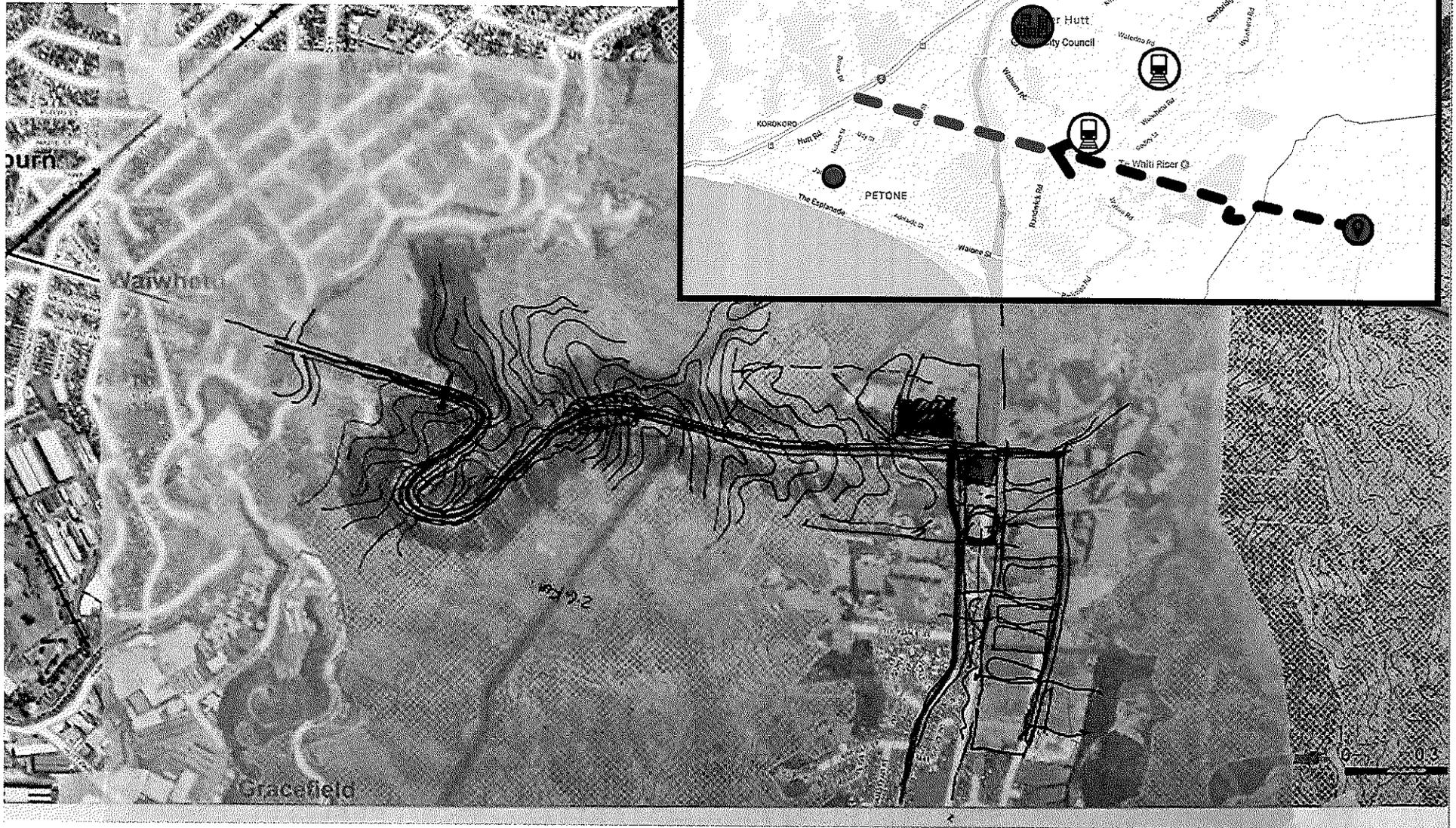
Upper Fitzherbert
Road to Seddon
Street



Upper Fitzherbert
Road to Wilcox
Grove

Whites Line East Strategic Link

- Connecting into Cross Valley Link

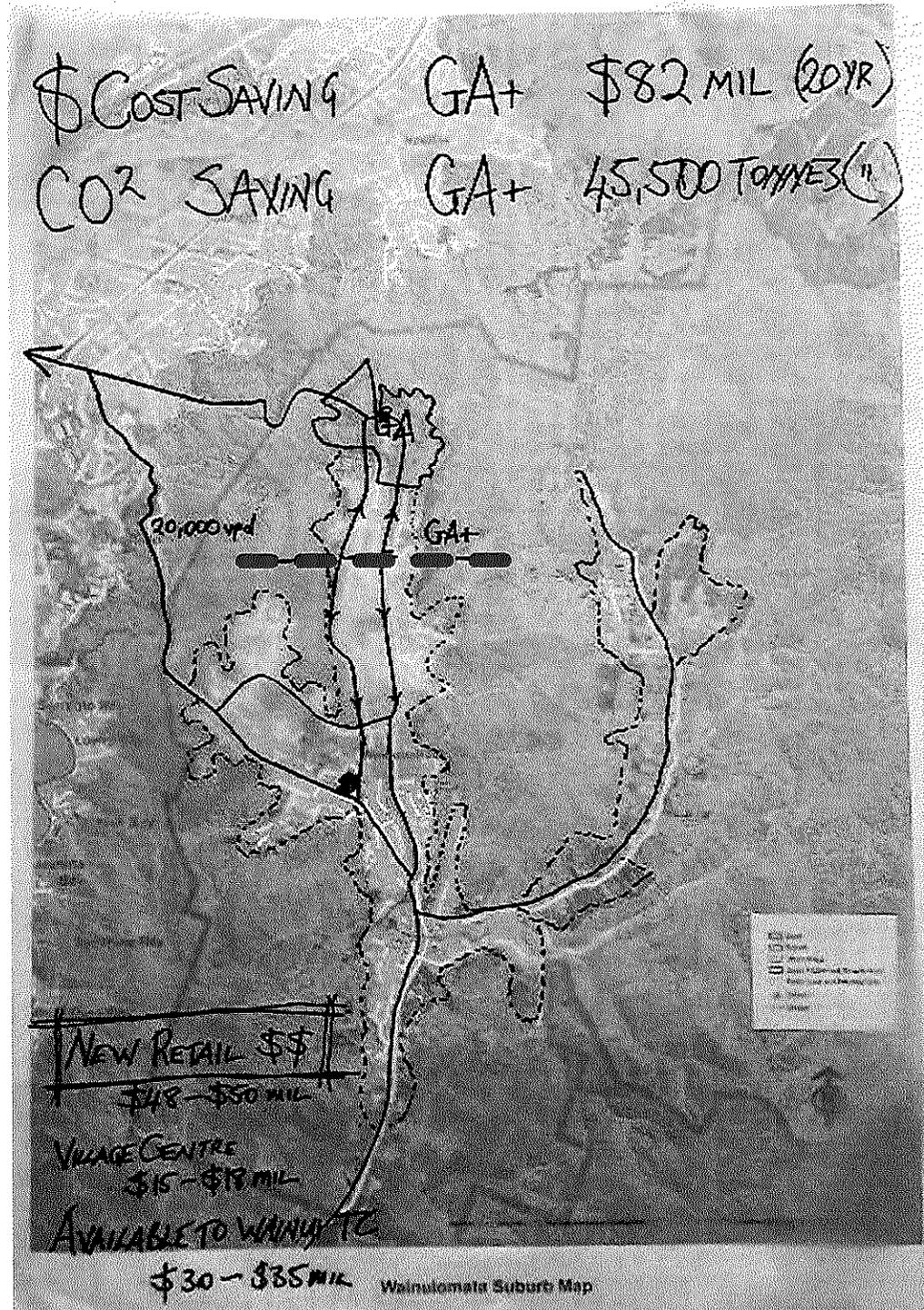


Vehicle Kilometers Travelled Analysis

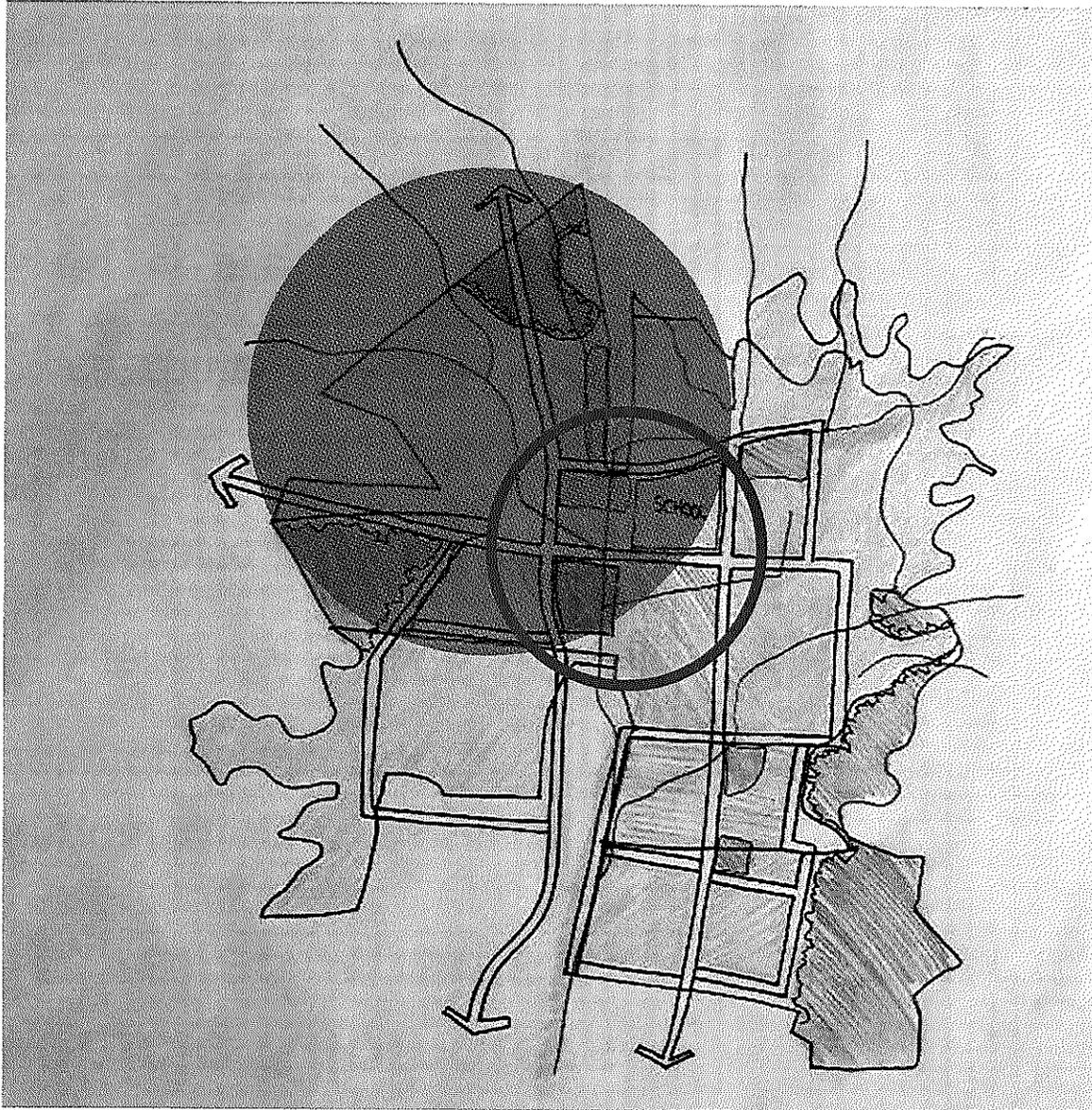
Annual kilometres saved per development option:

- Scenario A - 3,606,120km
- Scenario B - 5,122,583km
- Plus portion of existing catchment - 4,036,154km

Total for preferred option =
9,158,736km saved



Staging considerations



Structure Plan principles

Set out expectations for urban structure:

- Connected street networks required
- Emphasis on shared mode streets
- Emphasis on delivering integrated streets that create active frontages
- Integrated, prominent open spaces
- Higher density around bus routes, shops and open space
- Residential blocks promote walkability and permeability
- Minimising rear lots
- Emphasising housing variety and affordability

Next steps

- Refining the concept master plan illustrating how the development framework could be developed.
- Refining two development framework options.
- Drafting Wainuiomata North Development Framework report (December/January) including:
 - Summarising key issues or outcomes that a future Council-led plan-change process should include or consider.
 - Providing a summary of any relevant non-RMA recommendations or issues that should be considered before or concurrently with any future Council-led plan-change process.
- Reporting back to Council (early 2018).

Gary Craig

From: Gary Craig
Sent: Wednesday, 7 February 2018 5:33 PM
To: Andrew Cumming
Subject: RE: Wainui North Development Framework

Looks good

From: Andrew Cumming
Sent: Wednesday, February 7, 2018 3:50 PM
To: Gary Craig
Subject: Wainui North Development Framework

Hi Gary

The draft report arrived today. Too big to email - I've put a copy in the Sandbox Q:\andrewcumming\

Do you want to have a quick look before I distribute it to the workshop participants for comment?

Gary Craig

From: Steven Mann
Sent: Thursday, 22 February 2018 7:54 PM
To: Andrew Cumming
Subject: RE: Wainuiomata North Draft Report for Comment
Attachments: Steve Mann comments on Wainuiomata North Development Framework.docx

Hi Andrew

Please find attached my comments on the Wainuiomata North Framework plan

It quite amazing the detail that has gone into this excellent report. Some of my comments may potentially be going over issues that have been considered, however my thoughts anyway.

Regards

Steve Mann
Senior Subdivision Engineer

Hutt City Council, 30 Laings Road, Private Bag 31912, Lower Hutt 5040, New Zealand. T 04 5706922, M 021 855130,
W www.huttcity.govt.nz, F www.facebook.com/huttcitycouncil

From: Andrew Cumming
Sent: Thursday, 8 February 2018 4:28 PM
To: Steven Mann; Kelly Crandle; Mike Mercer; Hayley Goodin; Melanie Laban; Craig Walton; Jon Hoyle; Parvati Rotherham; James Lamb; Wendy Moore; Hamed Shafiee; Peter McDonald; Damon Simmons; John Gloag; Tim Johnstone; Helen Oram
Cc: Gary Craig; Paki Maaka
Subject: Wainuiomata North Draft Report for Comment

Hi everyone

We've just received the draft Wainuiomata North report from the consultants.

You can access it at the CM9 link above or in this folder [Q:/andrewcumming/](#)

Attached to this email is a Word version, which is easier to do track changes if you're so inclined.

Please let me have any comments/suggestions/changes etc by 22 Feb. If that timeframe's a problem let me know.

We'd appreciate you not distributing the draft at this point.

Regards
Drew, Gary, Paki

22 February 2018.

Wainuiomata North Development Framework Review

Comments from Steve Mann, HCC Subdivision Engineer

Clause 3.3 – Stormwater and Management of freshwater – Paragraph 1

The report refers to flooding and inundation issues reported at the northern end of Wise Street (GHD2014), however there are also significant other flooding issues associated with the area.

There also been many instances of localised flooding on properties and floodwaters flowing across the northern end of Upper Fitzherbert Road. The catchment also contributes to Black Creek where downstream Wellington Water flood modelling indicates significant flooding on properties in a 1 in 100 year flood event. Black Creek also ultimately discharges in the Wainuiomata River which has also had significant flooding in the past. Wellington Water could provide further information in this regard.

My thoughts are that the report should be updated to better reflect the historical nature of the flooding within, or associated with, the area as there are already quite significant stormwater problems even before considering the impact of this development.

Clause 3.4 - Water and Wastewater Servicing

Wastewater servicing

The statements in this clause are correct. Just as an aside my understanding is that a lot of the existing problem in Wainuiomata is due to the level of infiltration into the Wainuiomata wastewater networks during high rainfall periods and the inability for the pump stations to pump wastewater back to the Wastewater Treatment plant in Seaview. Again there is already a significant existing problem before considering the impact of this development. Wellington Water could provide more information in this regard.

Water supply

At the workshop Ryan Rose of Wellington Water mentioned that, based on conversations with others, his understanding was that the 120m contour represented the current level of potential water servicing, however as this figure is being published in the report it may pay to check with Wellington Water to confirm the accuracy of this. Ultimately they may wish to do some quick modelling to more accurately determine the level of water infrastructure required to serve the development, in particular the higher areas, and whether or not a new reservoir is required.

Clause 3.8 Transport

Paragraph 1 talks about the potential closure of Upper Fitzherbert Road. I don't know whether or not you want to include that this is because of the erosion of the existing road associated with Black Creek.

Ultimately there are some fairly significant stormwater and wastewater issues associated with the development area and a lot of problems already exist. Stormwater represents the biggest challenge because of the size of the areas of land required to attenuate the stormwater flows and potentially the developers not wanting to give up land to accommodate this (in particular land to accommodate the storage of runoff coming from properties other than their own). This is further complicated by the number of different landowners. Currently land owners are putting in individual stormwater retention systems however this is wasting valuable land and from a subdivision layout point of view is not good. The challenge is to determine how a strategic approach can be taken, including whether or not this requires design work to identify the best location of stormwater attenuation ponds on the basis of developing the whole area

The same situation applies to the wastewater and whether or not wastewater storage systems are put in on an ad hoc basis as development progresses or there is a strategic approach. For example options could be to improve the network downstream, including providing additional storage downstream to provide for the development and improve the current situation.

Gary Craig

From: Gary Craig
Sent: Friday, 13 April 2018 9:36 AM
To: John Gloag; Christine Chong
Cc: Leanne Kernot
Subject: RE: Estimates of Likely Roading Costs (Loop Road -Wellington St - Wise St) - Wainuiomata North Development Framework

John
If we did would \ be preferred?
Cheers
gary

From: John Gloag
Sent: Friday, April 13, 2018 9:34 AM
To: Christine Chong
Cc: Leanne Kernot; Gary Craig
Subject: FW: Estimates of Likely Roading Costs (Loop Road -Wellington St - Wise St) - Wainuiomata North Development Framework

Hi Christine,

Leanne has discussed your request with me and I have briefly spoken to Gary about it. As Leanne will have explained, without spending some money on understanding the ground conditions, exact alignment, services required etc. we can only give you a very rough cost.

For just the pavement and surfacing we use \$1,000 - \$1,200 per lineal metre. But this doesn't include drainage, kerb & channel, services etc.

The Wise Street extension was 235 m long and cost around \$1.2 m but this did include running services to the front of 6 lots being sub-divided, extending a sewer line and providing a stormwater swale. However, there were existing sewer and stormwater systems in place for this extension.

The reason we can't be more helpful is there are so many variables and we don't build many new roads to give us indicative figures.

The only way to get a reasonable estimate would be to spend some money on an assessment.

Cheers,
John

From: Leanne Kernot
Sent: Thursday, 12 April 2018 3:12 PM
To: John Gloag
Subject: FW: Estimates of Likely Roading Costs (Loop Road -Wellington St - Wise St) - Wainuiomata North Development Framework

From: Christine Chong
Sent: Thursday, 12 April 2018 2:41 p.m.
To: Leanne Kernot
Subject: FW: Estimates of Likely Roading Costs (Loop Road -Wellington St - Wise St) - Wainuiomata North Development Framework

Hi Leanne

Sorry, this is what we are looking at. The main connecting road which has got the dotted line and the residential roads. Thanks Christine

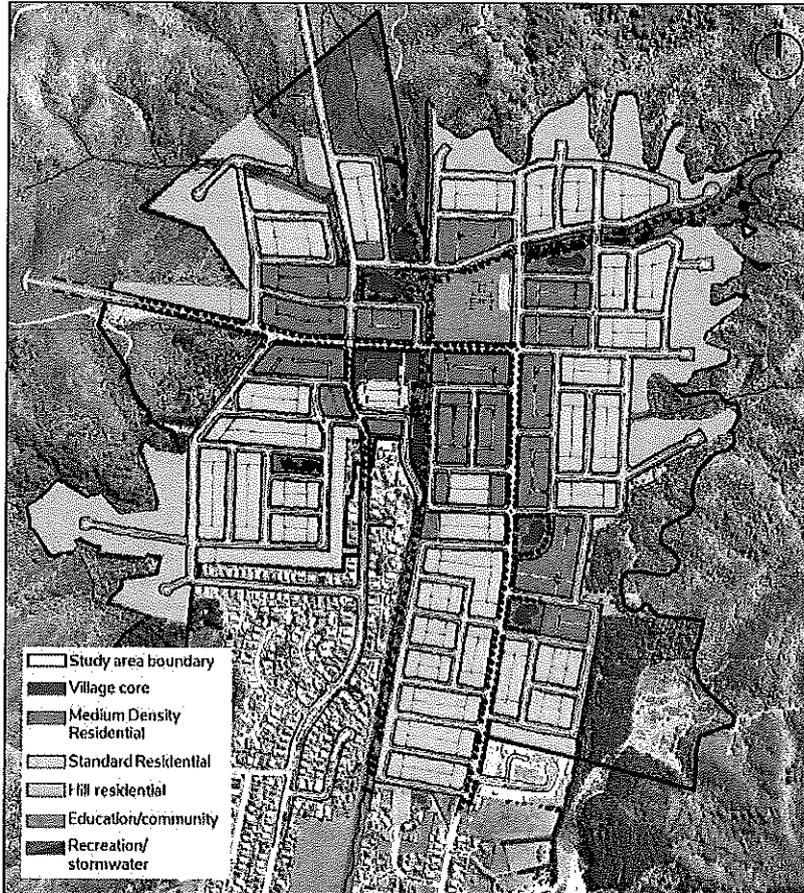


Figure 22: Wainuiomata North Concept Master Plan.
Source: DesignUrban Pty Ltd, 2017.

From: Christine Chong
Sent: Thursday, 12 April 2018 10:54 AM
To: Leanne Kernot
Cc: Gary Craig
Subject: Estimates of Likely Roading Costs (Loop Road -Wellington St - Wise St) - Wainuiomata North Development Framework

Hi Leanne

Nice to meet you this morning. As I mentioned, is it possible to get some estimates on the likely costs of the proposed loop road from Wellington St to Wise St (Upper Fitzherbert area) was to be constructed. The road proposed would be to residential standard as the long term plan of the Framework will be that the area will be rezoned from Rural to General Residential.

I am just after some estimates at this stage to put alongside some others estimates we are getting from Wellington Waters and some estimate on the land required we have done.

If you give me a per square metre cost I would be able to estimate it myself. I am not sure how long the loop road will be.

If you need more information or want the Wainuiomata North development Framework document, I can send that to you.

Thanks
Christine

Wainuiomata North Development Framework

Council
Workshop

26 April 2018

Overview

1. Project area
2. Approach and assumptions
3. Methodology
4. Technical Inputs
5. Design Priorities
6. Development options - incremental and mixed density
7. Primary School Catchment Analysis
8. Implications of Strategic Access Road
9. Concept masterplan (option 2 preferred)
10. Village Core and Indicative Housing types
11. Staging considerations & Structure Plan /RMA Plan Change considerations
12. Next steps



Project area

Dating back to 1976

District Scheme No 2 under Hutt County Council.

Operative until 1995 when new District Plan was notified.

Majority rezoned to Rural Residential

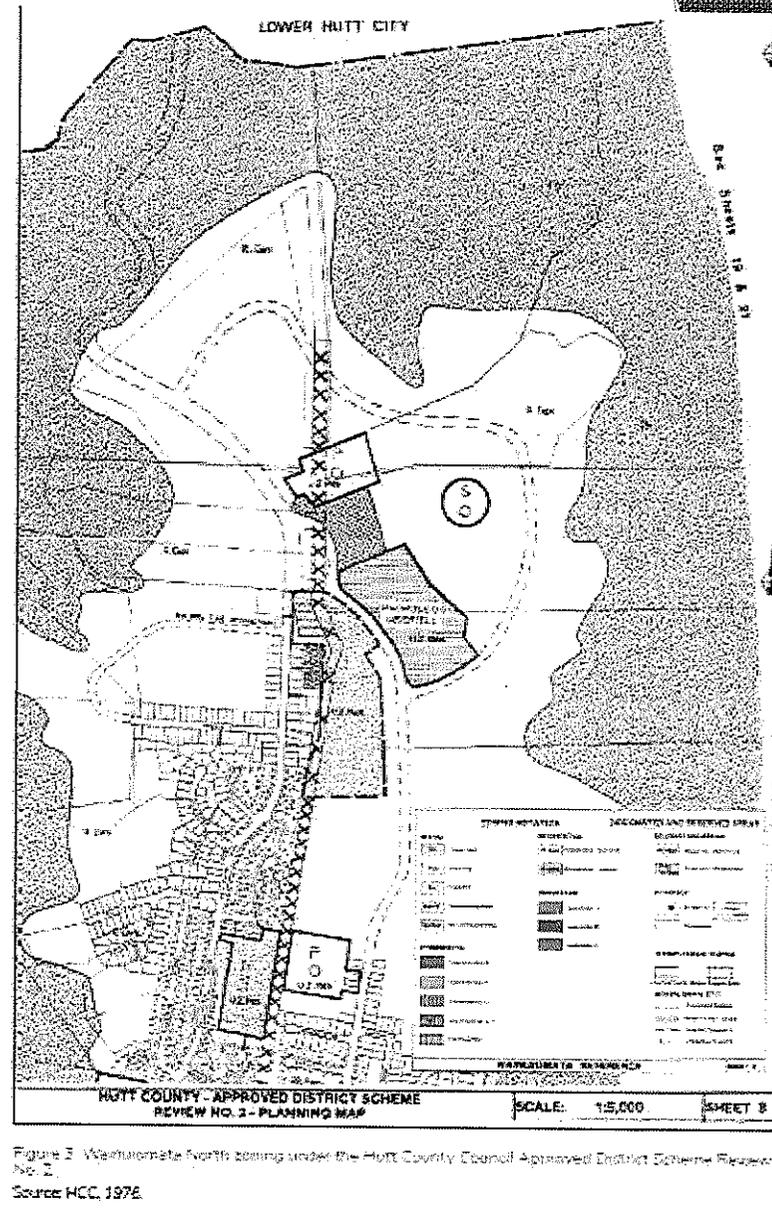
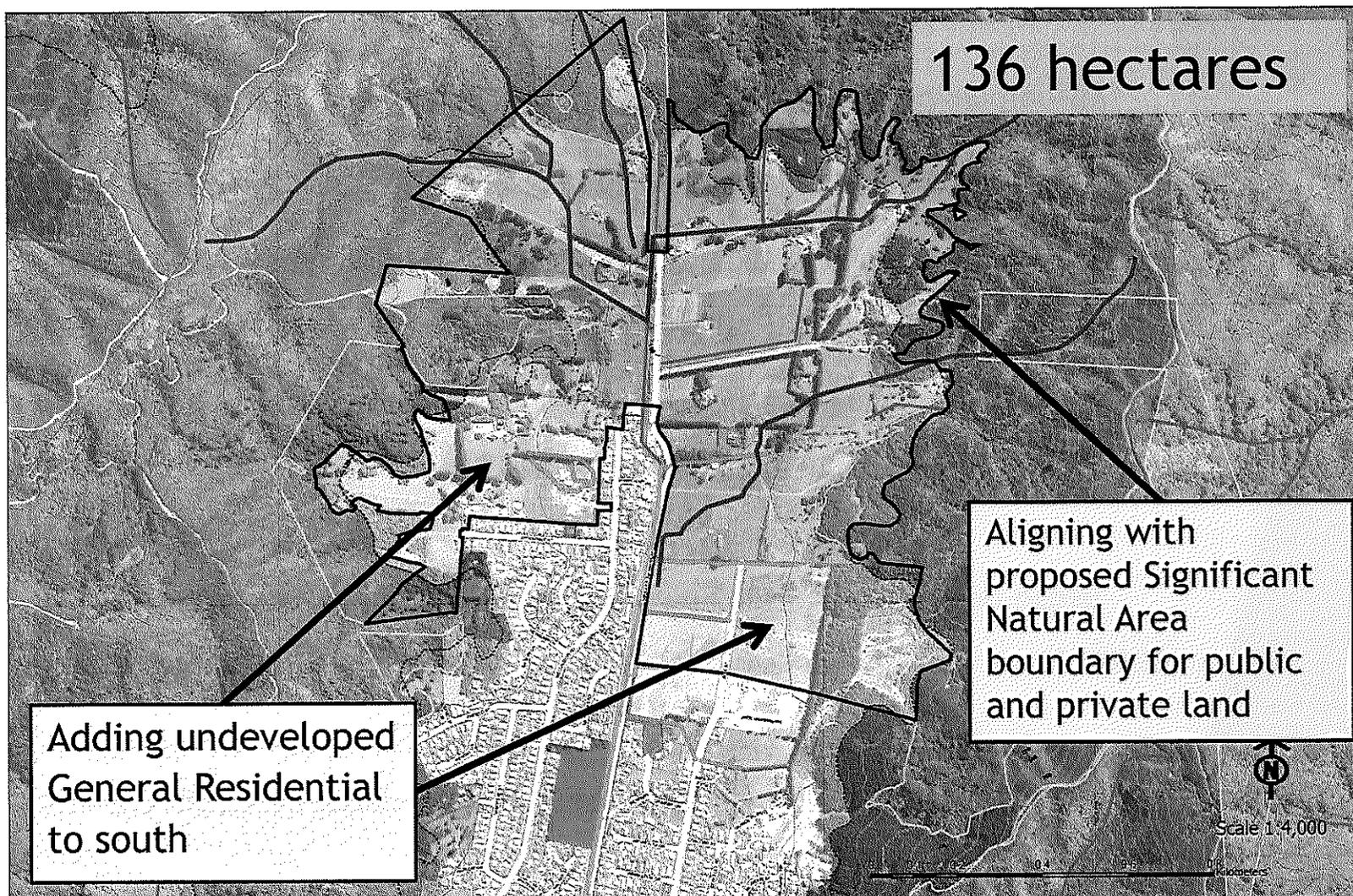


Figure 3. Wairarapa North zoning under the Hutt County Council Approved District Scheme Review No. 2.

Source: HCC, 1976.

Project area



Upper Fitzherbert Growth Area: Revised

Approach and assumptions

- Use of Council-led **Urban Growth Strategy** assumptions as a starting template (6,000 more dwellings and 10,000 more residents in the City by 2032)
- Consideration of housing provision (zoned and serviced land) over 3, 10, and 30 year horizons in accordance with the **National Policy Statement on Urban Development Capacity**
- **Council will undertake its own Structure Plan / Plan Change** to guide its decision making on rezoning and infrastructure investment
- **Looking for the sweet spot** that balances growth with infrastructure requirements using current best practice development outcomes
- Consideration of possible **District Plan** directions where appropriate
- Reference made to **Plan Change 43 and Design Guide for Medium Density Housing**
- **Wellington to Wise Street loop and Upper Fitzherbert Road closure**

Methodology

- 3 day technical workshop held in November 2017
- Facilitated by Ian Munro; Steve Thorne; Mike Cullen; Nicola Tagiston
- Internal and external stakeholder briefings - HCC; GWRC; Wellington Water; Ministry of Education; Iwi.
- Site visit
- Identify feasible and likely development options for Wainuiomata North growth area
- Evaluate options for the growth area
- Prepare a Concept Master Plan for the growth area
- Complete report for Reporting to Council 2018

*CW / HCC
Wellington Water
Munro*

Methodology

1. Site, context and market analysis – understanding the environment

Identification of the key characteristics of the land, key opportunities and constraints presented by the wider context, and determining the spatial extent and form of the future development area. This included analysis of relevant data, preferences, priorities and approved / proposed subdivisions within the wider area.

2. Development options – high level land use concepts for the precinct

Indicative layout of major roads, nodes, residential opportunity and potential development yields. This included confirmation of key parameters of the options and identification of a preferred option.

3. Concept Masterplan – detailed development concept for the area

Testing a comprehensive and detailed development concept illustrating one preferred option for how the area could be developed.

4. Structure plan principles – staging and regulatory considerations

Analysis of development logic, staging and regulatory framework considerations for a future structure plan process.

Technical inputs

Community / social *community facilities*
cultural values

Green network *open space / recreation /*
natural channels

Blue network *stormwater + management of*
freshwater

Meetings with Developers

Design priorities *— capture best practice.*

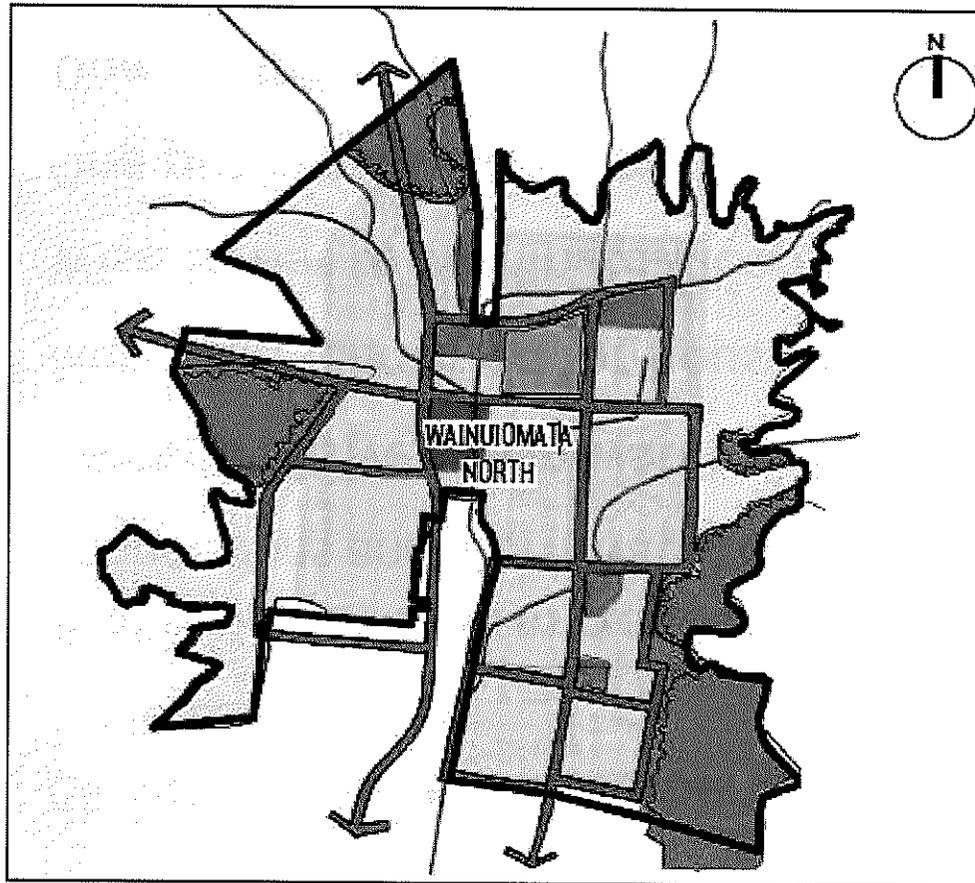
- 1 promoting a mixed density, walkable neighbourhood that minimises cul-de-sacs
- 2 maximising local and strategic connectivity
- 3 aspiring to be a new development benchmark based on 21st century neighbourhood design expectations
- 4 integrating with green and blue networks
- 5 improving the self-sufficiency of the community

2 development options

Both share common elements

- Closure of Upper Fitzherbert Road for a dedicated drainage and cycle path
- Protection of intermittent streams for walking/cycle connections and stormwater detention
- Comprehensive storm water detention distributed across area
- Most land identified for housing
- Wise Street to Wellington loop (would be bus route)
- One potential village centre with a walkable catchment
- One neighbourhood reserve *1000m² - 2000m². central location for good casual surveillance! could combine with playground for school + stormwater mgmt system.*
- One potential new Primary School (to Ministry of Education requirements) located where integration with village centre and bus route can leverage the greatest benefit

Option 1 – Incremental Development



1,296
Houses
(includes 125hh
from existing Hill
Residential zone)

- Study area boundary
- Village core
- Medium Density Residential
- Standard Residential
- Hill residential
- Education/community
- Recreation/stormwater

Figure 16: Option 1 - incremental development.

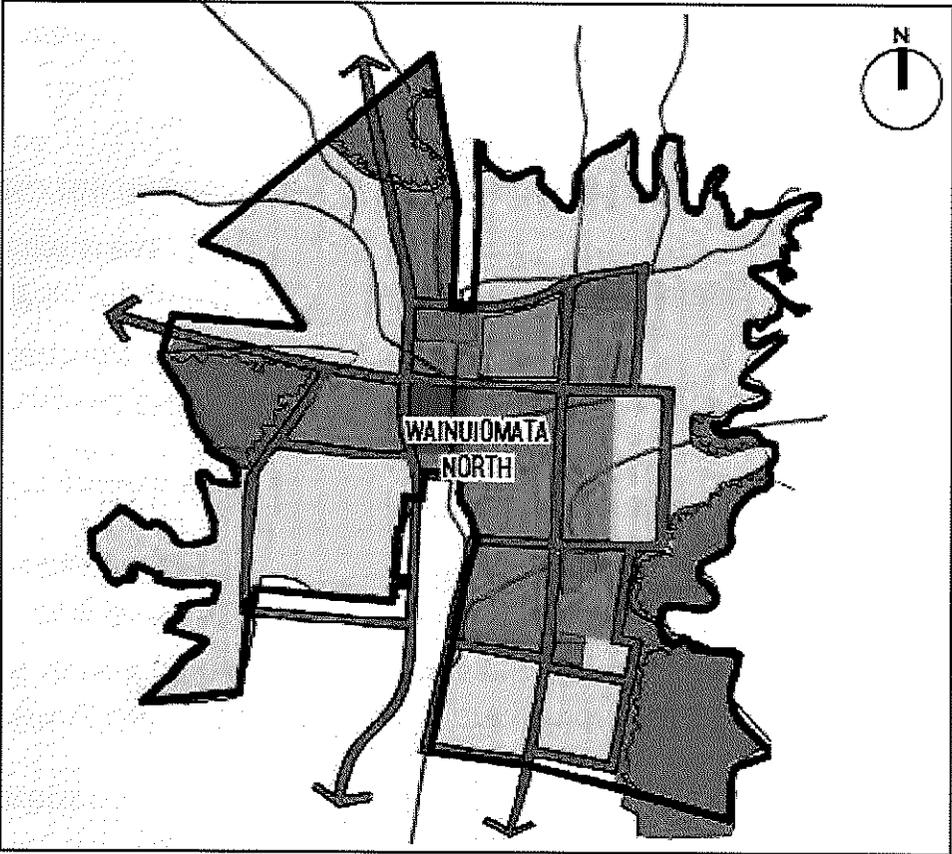
Option 1 – Incremental Development

Option 1 – INCREMENTAL DEVELOPMENT DWELLING ESTIMATE

Location	Density	Gross area (Ha)	Discount	Net area (Ha)	Number of units
Existing General Residential West	General residential average 500m2	18.3	60% net	11	220
Existing General Residential East	General residential average 500m2	19.4	60% net	11.5	230
Core growth area	General residential average 500m2	59.2	60% net	35.5	700
Proposed SNA additional area to north	Hill Residential average 1,500m2	10.3	75% net	7.7	51
Buffer allowance on fringe areas	Hill Residential average 1,500m2	15	75% net	11.25	75
GHD Hill Residential area	Hill Residential average 1,000m2	-	-	-	125
Proposed centre	Primary School	2	100%	2	-35
	Neighbourhood Centre	2	100%	2	-35
Across area	Stormwater detention ponds (5x @400m2)	2	100%	2	-35

**1,296
units**

Option 2 – Mixed Density Development



1,841
Houses
(includes 125hh
from existing Hill
Residential zone)

- Study area boundary
- Village core
- Medium Density Residential
- Standard Residential
- Hill residential
- Education/community
- Recreation/stormwater

Figure 17: Option 2 - mixed-density development

Option 2 – Mixed Density Development

Option 2 – MIXED DENSITY DEVELOPMENT DWELLING ESTIMATE

Location	Density	Gross area (Ha)	Discount	Net area (Ha)	Number of units
Existing General Residential West	General residential average 400m ²	18.3	60% net	11	275
Existing General Residential East	General residential average 400m ²	19.4	60% net	11.5	287
Core growth area	General residential average 400m ²	54.2	60% net	32.5	812
	Medium density 300m ²	20	60% net	12	396
Proposed SNA additional area to north	Hill Residential average 1,500m ²	10.3	75% net	7.7	51
GHD Hill Residential area	Hill Residential average 1,000m ²	-	-	-	125
Proposed centre	Primary School	2	100%	2	-35
	Neighbourhood Centre	2	100%	2	-35
Across area	Stormwater detention ponds (5x @400m ²)	2	100%	2	-35

**1,841
units**

Assessment of options

Assessment principle	Option 1 – Incremental	Option 2 – Mixed density
Responding to growth area's opportunities/constraints (topography, landscape amenity, servicing etc.)	M	M
Making the best use of scarce greenfield land	L	M
Improving the resilience of Wainuiomata	M	H
Leveraging off sustainability benefits	L	M
Maximising access to passenger transport	L	M
Finding transformational opportunities for Wainuiomata	L	H
Enhancing liveability and quality for new residents	M	M

Option 2 'mixed-density development' consistently scores better across the evaluation criteria but particularly against three key criteria:

- 2. making the best use of scarce greenfield land
- 4. leveraging off urban sustainability benefits
- 6. finding transformational opportunities for Wainuiomata

Primary school catchment analysis

Ministry of Education:

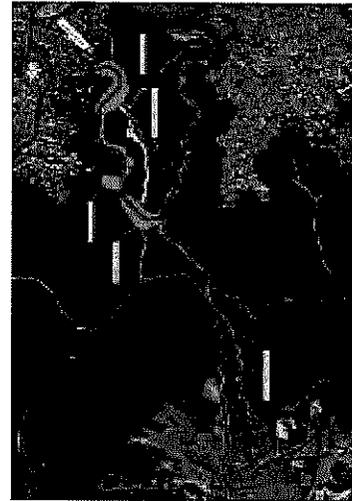
Rough estimate of yield of 1,000 households and demand of 250-300 primary students.

Roughly 300 spare Primary School student spaces currently. — but other growth occurring as well.

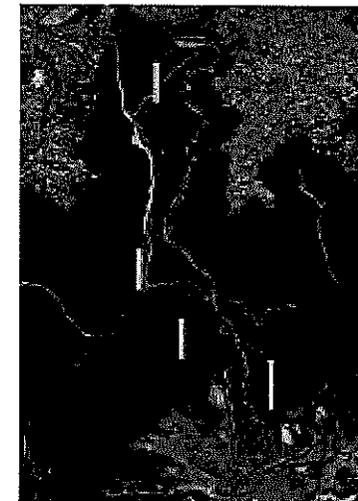
- **Primary school - ages 5-12 years**
- **Option 1- Incremental development = 411 primary students**
- **Option 2 - Mixed density development = 584 primary students**
- **Plan for a new school in the growth area rather than increasing capacity in Arakura Primary**

Implications of Strategic Access Road

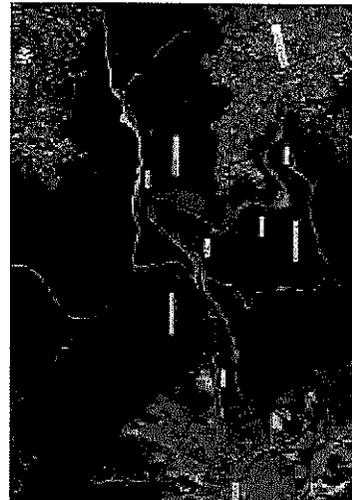
- 1976 District Scheme plotted a future road from Wainuiomata North through to Naenae
- Never progressed
- Reconsidered at time of Urban Growth Strategy 2012
- This study wanted to make sure we did not close out future options



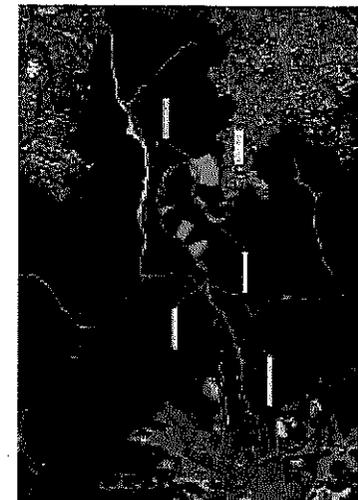
1. Tibury Street to new link road



2. Upper Fitcherbert Road to Waddington Drive

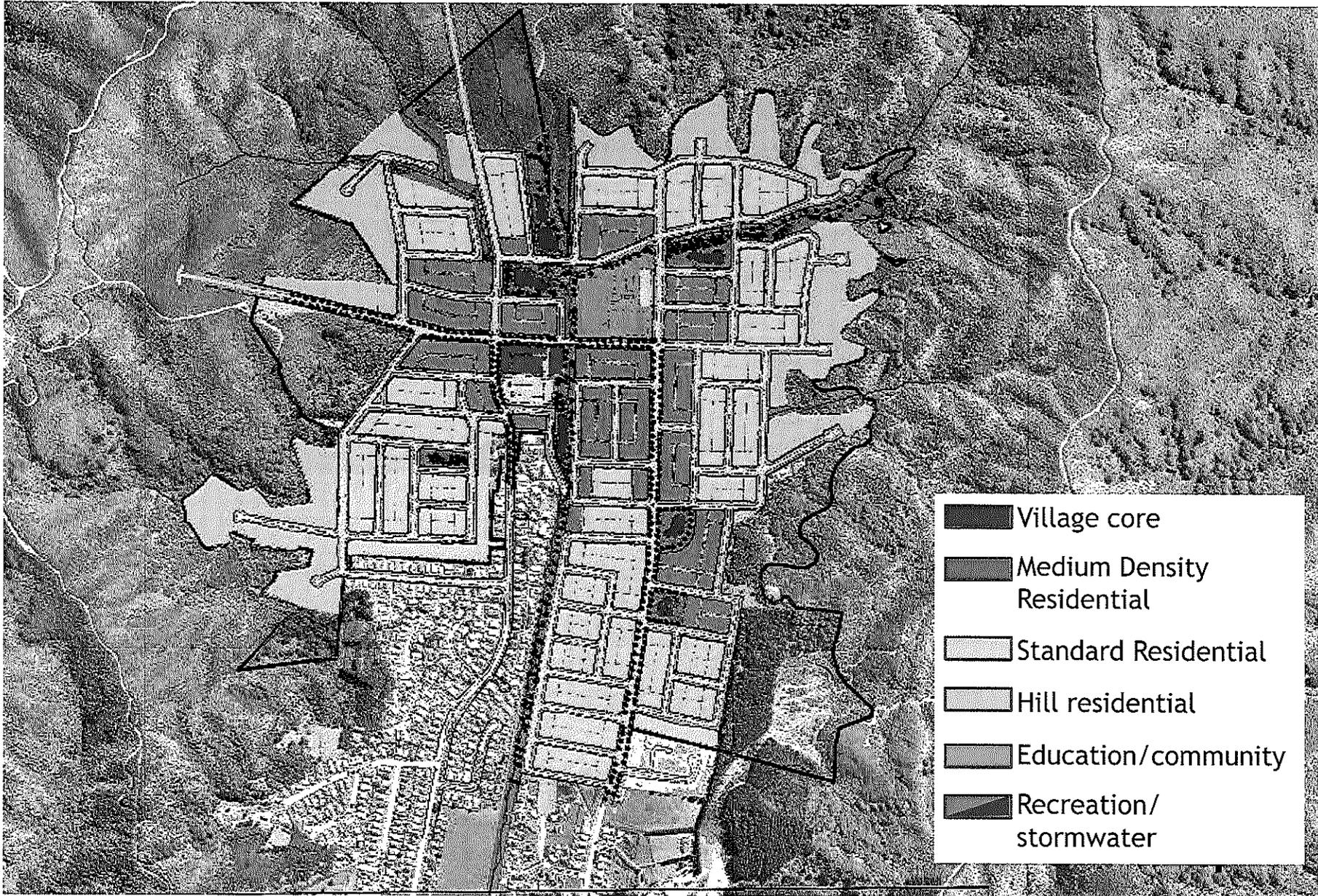


3. Upper Fitcherbert Road to Seddon Street

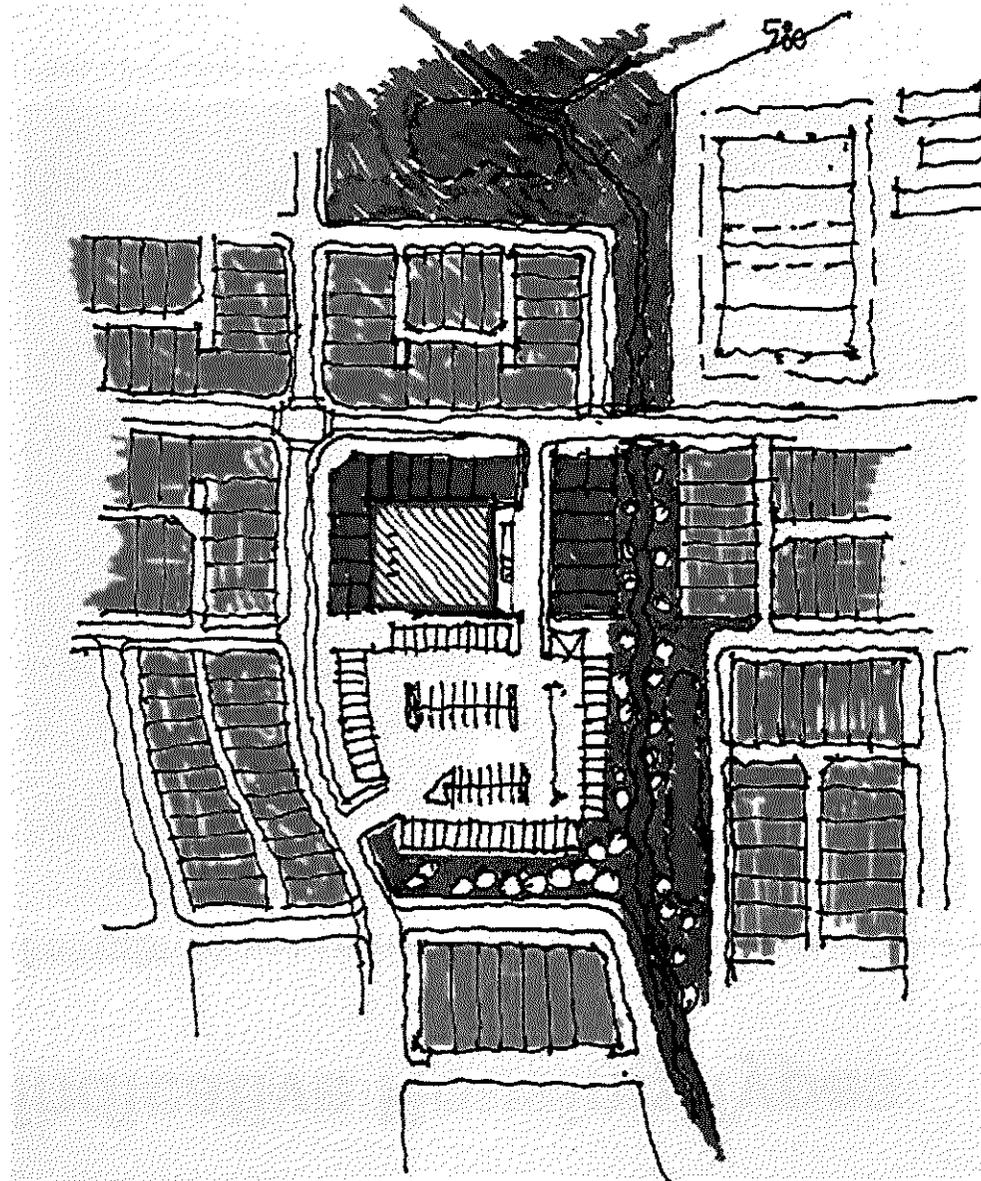


4. Upper Fitcherbert Road to Wilcox Grove

Concept Masterplan (Option 2 Preferred)



Village core



Retail tenant	Number	Gross floor area (GFA) in square metres (m ²)	Total GFA
Small-scale supermarket e.g. IGA or Fresh Choice	1	1200-1500	1200-1500
Chemist	1	100	100
Wine / bottle shop	1	100	100
Hair / health / beauty	2	80	160
Bakery / deli / takeaway	2	75	150
Cafe	2	80	160
Restaurant	2	150	300
Office / service-related business	2	125	250
Real estate	2	100	200

TOTAL **2920m² GFA**

Table 3: Retail mix and estimated GFA for the Wairarapa North village centre

- Village core
- Medium Density Residential
- Recreation / stormwater

Indicative Housing Types

Less Intensive ← → More Intensive

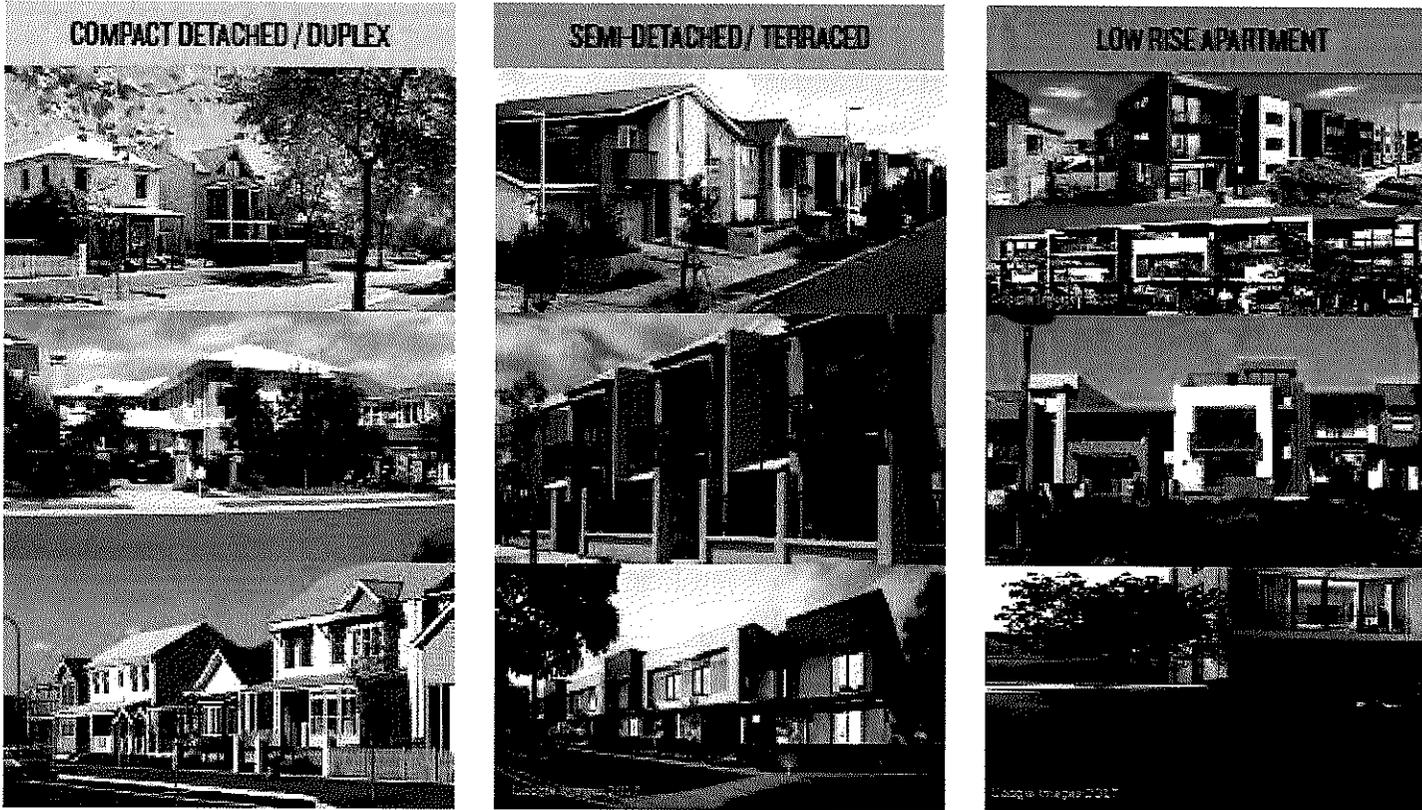


Figure 20: Indicative residential typologies under a mixed-density option

Staging Considerations

- General release has large risk of fragmented pattern of land use
- Staged release offers opportunity to coordinate in an integrated way
- Release needs to be carefully aligned with realistic and achievable infrastructure provision
- Recommended release for residential development from south to north with a bias to eastern side of Upper Fitzherbert
- Village centre/school are longer term propositions that should not be foreclosed

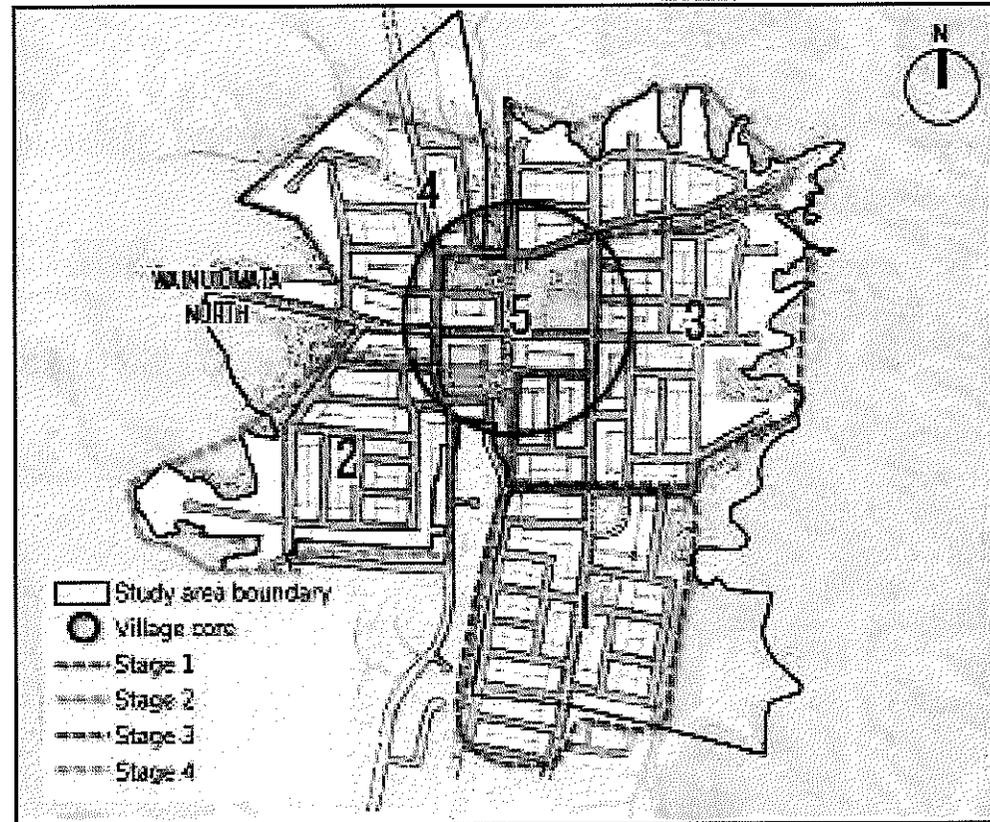


Figure 32: Possible staging strategy from south to north.

Structure Plan/ RMA Plan Change Considerations

Validate the Concept Plan

- Mix of densities will satisfy market
- Flood storage needs and required mitigation
- Ecological and riparian areas
- Infrastructure costs and timeframes to sequence development
- Development options above RL120m
- Which landowners are development ready and those that are not
- Engineering matters that may block development/reduce yield

Structure Plan/ RMA Plan Change Considerations

Set out expectations for urban structure:

- Connected street networks required
- Emphasis on shared mode streets
- Emphasis on delivering integrated streets that create active frontages and promote safety and activity for pedestrians
- Integrated, prominent open spaces
- Higher density around bus routes, shops and open space
- Residential blocks promote walkability and permeability
- Minimising rear lots
- Emphasising housing variety and affordability

WAINUIOMATA NORTH DEVELOPMENT FRAMEWORK

Prepared for Hutt City Council to inform a
future Structure Plan and Plan Change process

By:
Ian Munro and Nicola Tagiston
with:
Mike Cullen (Urbacity Pty Ltd)
Steve Thorne (Design Urban Pty Ltd)

February 2018

HUTT CITY
TE ŌTAIRĀKĀ

Next steps

- Workshop with Council (today)
- Send Development framework to affected landowners with opportunity for one-on-one meetings (May-June 2018)
- Development Framework to be adopted by Council (July 2018)
 - District Plan Committee instruct officers to initiate structure plan process (July - December 2018)
 - After completion of structure plan and acceptance by Council officers instructed to initiate statutory District Plan change under Resource Management Act (January - December 2019)

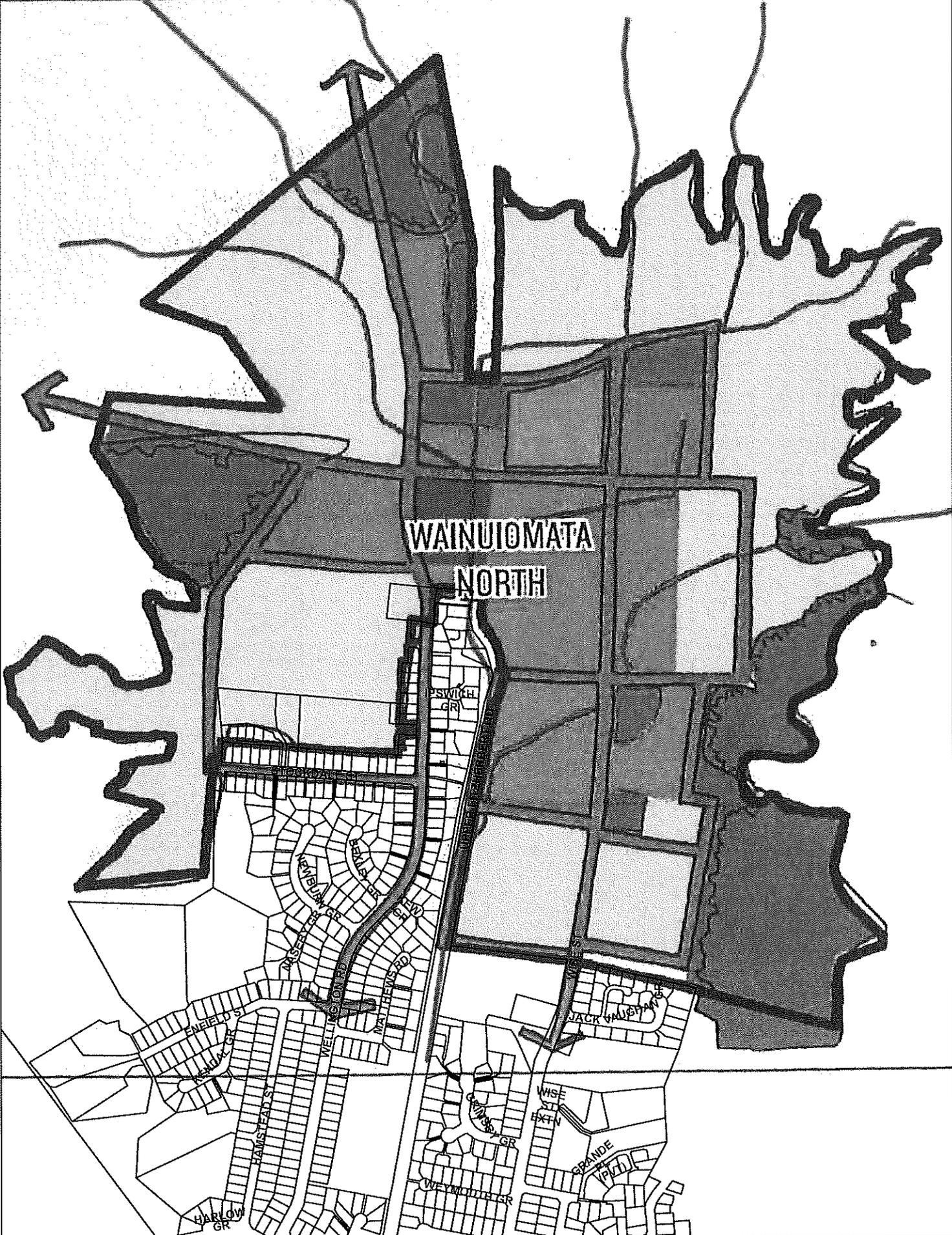
Gary Craig

From: Christine Chong
Sent: Tuesday, 22 May 2018 10:49 AM
To: Gary Craig
Subject: wainuiomata North Development Framework map
Attachments: WOA North No props.pdf.html

Here is the one that I think we should have as the map to go out without property boundaries.

Thanks
Christine

WAINUIOMATA NORTH



Gary Craig

From: Emily Greenberg <Emily.Greenberg@wellingtonwater.co.nz>
Sent: Tuesday, 29 May 2018 11:16 AM
To: Gary Craig; Christine Chong
Cc: Ryan Rose
Subject: update on reassessment of infrastructure costs - Wainuiomata Na dn HCC CBD

Hi Gary and Christine

At our meeting last Thursday, I told you I would give you an update on the reassessment of the costs for [REDACTED] the Wainuiomata North masterplan.

The draft reports for these are due on my desk the end of next week (8 June). I will forward these to you once they have been reviewed and finalised.

I expect the following:

Wainuiomata North – a 10-12 page report that compares the original GHD estimates with new estimates for the revised structure plan. I anticipate the costs and designs for wastewater will be similar, there will be more detail for stormwater and the preferred option for water supply will be changed to include a new reservoir.

[REDACTED]

Please let me know if you have any concerns with this approach/level of detail.

Cheers

Emily Greenberg Senior Land Development Planner



DDI 04 912 4536 Mob 021 309 865 Tel 04 912 4400
Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt
www.wellingtonwater.co.nz

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We manage their drinking water, wastewater and stormwater services.

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If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.
If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

Gary Craig

From: Emily Greenberg <Emily.Greenberg@wellingtonwater.co.nz>
Sent: Thursday, 14 June 2018 10:53 AM
To: Gary Craig; Christine Chong
Cc: David Crowther/LowerHutt/GHD/AU (David.Crowther@ghd.com); Diana Isaac; Ryan Rose
Subject: FW: Wainuiomata North Development Area, Update on previous report and costings
Attachments: Cost Estimate Detail Updated June 2018.pdf.html; Wainuiomata North Update Summary 12 June 2018.pdf.html; Reservoir Locations.pdf.html; Cost estimate summary Wainuiomata North June 2018.pdf.html; Cost Estimate Unit Rates Detail Updated June 2018.pdf.html; Wainuiomata North Development Area, Concept Area Wide Stormwater.pdf.html

Hi Gary

Here are some new cost estimates from GHD for the revised Wainuiomata North structure plan. I understand from David that you are also looking at roading costs. We can talk about this in more detail at our monthly meeting on Wednesday.

Cheers

Emily Greenberg Senior Land Development Planner
DDI 04 912 4536 Mob 021 309 865 Tel 04 912 4400

From: David Crowther [<mailto:David.Crowther@ghd.com>]
Sent: Tuesday, 12 June 2018 2:52 p.m.
To: Emily Greenberg
Cc: Diana Isaac
Subject: Wainuiomata North Development Area, Update on previous report and costings

Emily, hi

Please see attached update and associated summary cost estimate, Unit rates updated, updated stormwater concept drawing and concept drawing for reservoir location option. Any queries please contact me. cheers

Regards

David Crowther
Transportation Projects Leader-Wellington

GHD
T: 64 4 4720799 | D: 64 4 4747323 | V: 517323 | E: david.crowther@ghd.com
Level 1 Grant Thornton House 215 Lambton Quay Wellington New Zealand | <http://www.ghd.com/>
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Gary Craig

From: Christine Chong
Sent: Friday, 15 June 2018 2:49 PM
To: Steven Mann
Subject: FW: Wainuiomata North Development Area, Update on previous report and costings
Attachments: Cost Estimate Detail Updated June 2018.pdf; Wainuiomata North Update Summary 12 June 2018.pdf; Reservoir Locations.pdf; Cost estimate summary Wainuiomata North June 2018.pdf; Cost Estimate Unit Rates Detail Updated June 2018.pdf; Wainuiomata North Development Area, Concept Area Wide Stormwater.pdf

FYI – as discussed.

Thanks

From: Emily Greenberg [<mailto:Emily.Greenberg@wellingtonwater.co.nz>]
Sent: Thursday, 14 June 2018 10:53 AM
To: Gary Craig; Christine Chong
Cc: David Crowther/LowerHutt/GHD/AU (David.Crowther@ghd.com); Diana Isaac; Ryan Rose
Subject: FW: Wainuiomata North Development Area, Update on previous report and costings

Hi Gary

Here are some new cost estimates from GHD for the revised Wainuiomata North structure plan. I understand from David that you are also looking at roading costs. We can talk about this in more detail at our monthly meeting on Wednesday.

Cheers

Emily Greenberg Senior Land Development Planner
DDI 04 912 4536 Mob 021 309 865 Tel 04 912 4400

From: David Crowther [<mailto:David.Crowther@ghd.com>]
Sent: Tuesday, 12 June 2018 2:52 p.m.
To: Emily Greenberg
Cc: Diana Isaac
Subject: Wainuiomata North Development Area, Update on previous report and costings

Emily, hi

Please see attached update and associated summary cost estimate, Unit rates updated, updated stormwater concept drawing and concept drawing for reservoir location option. Any queries please contact me. cheers

Regards

David Crowther
Transportation Projects Leader-Wellington

GHD

T: 64 4 4720799 | D: 64 4 4747323 | V: 517323 | E: david.crowther@ghd.com
Level 1 Grant Thornton House 215 Lambton Quay Wellington New Zealand | <http://www.ghd.com/Water> | [Energy & Resources](#) | [Environment](#) | [Property & Buildings](#) | [Transportation](#)

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SITE - Wainuiomata North Development Area
North of Wellington Rd and Wise St

Road	Quantity (m)
Access roads	4375
Cul-de-sacs	8843
Total	13218

Initial Profile

Earthwork	Quantity (m3)
Cut	0
Cut to waste	0
Fill (total)	0
Fill (imported)	0
hydroseeding	0

Assuming Cut and Fill are balanced by changing profile

Earthwork	Quantity (m3)
Cut	0
Cut to waste	0
Fill (total)	0
Fill (imported)	0
hydroseeding	0

Land Purchase	Quantity (m2)
Lot Quantity Lot Size (m2)	
1605 500	
Land Purchase	
Realised Land Value	

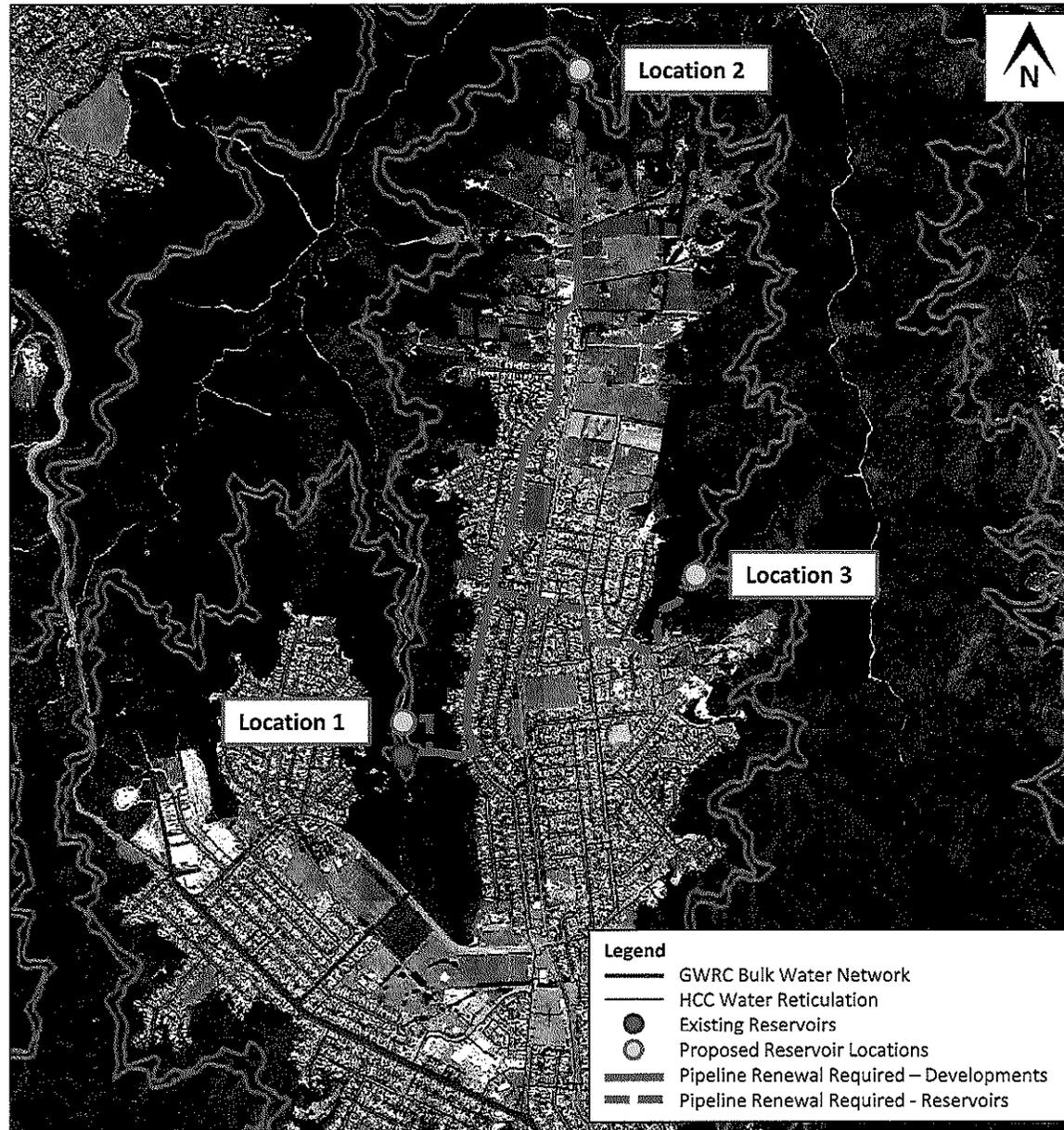
Item	Cost
Roading	28703827
Services	50999009
Earthworks	0
Land Purchase	0
Additional sewer network	4096100
Additional water network	2956450
Additional stormwater network	7283250
Additional stormwater storage for discharge neutrality	3025800
Additional gas network	3120000
Additional power network	3852000
Sub Total	\$104,036,436
Contingency	\$36,412,753
Grand Total	\$140,449,189

Item	Cost
Roading	28703827
Services	50999009
Earthworks	0
Land Purchase	0
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Additional stormwater storage for discharge neutrality	3025800
Additional gas network	3120000
Additional power network	3852000
Sub Total	\$104,036,436
Contingency	\$36,412,753
Grand Total	\$140,449,189

Cost per 1605 lot \$87,507.28

Cost per 1605 lot \$87,507.28

Proposed Wainuiomata Reservoir Locations



HUTT CITY COUNCIL
High Level Cost Estimate for Wainuiomata North Development Area
Unit Rates for Cost Estimates for full road width construction

Assumptions

Roading corridor 20m wide

Roading - 9.4m wide carriageway (2.8m wide lanes with 1.9m each side for parking)

Berms - 3.5m each side (1.5m wide footpaths and kerb channel each side)

Services

Sewer - 250mm dia plus pump and storage

Stormwater - 600mm dia

Water - 250mm dia

Gas - similar reticulation costs as water

Telecom - costs at amount per lot plus \$150/ m trenching on both sides of road

Power - costs at amount per lot developed

	Per metre rate	
Main Road	282	Excavate 500mm for pavement depth at \$60 m ³
	282	300mm GAP 65 at \$100/m ³
	169	150mm AP 40 at \$120/m ³
	94	\$10m ² waterproof two coat seal
	322	footpath \$100/m ² 100mm depth 20MPa concrete, \$150/m ³ 50mm depth M4 basecourse
	129	3m width by 3.5m vehicle crossings every 20m: \$115/m ² 115mm depth 20MPa concrete, \$150/m ³ 100mm depth M4 basecourse
	240	\$120 per metre kerb and channel
	203	\$29m ² 100mm berm/topsoil
	650	Streetlighting \$5000 per light, 1 light each side every 40m, plus streetlight cable each side 2 x \$200
	11	\$3.5 per metre marking, centreline and edge line x2. Roadmarking
	7	\$500 per sign, one sign every 75m. Signage
Main Road Sub Total	2389	\$/m
Culdesac Road	282	Excavate 500mm for pavement depth at \$60 m ³
	282	300mm GAP 65 at \$100/m ³
	169	150mm AP 40 at \$120/m ³
	94	\$10m ² waterproof two coat seal
	322	footpath \$100/m ² 100mm depth 20MPa concrete, \$150/m ³ 50mm depth M4 basecourse
	129	3m width by 3.5m vehicle crossings every 20m: \$115/m ² 115mm depth 20MPa concrete, \$150/m ³ 100mm depth M4 basecourse
	240	\$120 per metre kerb and channel
	203	\$29m ² 100mm berm/topsoil
	325	Streetlighting \$5000 per light, 1 light on one side every 40m, plus streetlight cable one side \$200
	11	\$3.5 per metre marking, centreline and edge line x2. Roadmarking
	7	\$500 per sign, one sign every 75m. Signage
Culdesac Sub Total	2064	\$/m
Water	140	\$140/m 50mm Ridermain
	400	\$400/m 250mm dia water main
	4.5	\$450 per valve Service valve including manifold box and marking every 100m
	25	\$250 per connection, one connection each side every 20m
	7	\$7000 test and disinfect, assuming 1000m length
	5	\$5000 per Connection to main, assuming 1000m length
Sewer	300	local sewer main only 150mm dia
	200	10m per connection @ \$200/m, one connection each side every 20m
	120	\$6,000 for SS manholes every 50m
Stormwater	900	\$650 per metre 600mm dia pipe, 2m deep
	160	\$8,000 for SW manholes every 50m
	75	\$3,000 single sump every 80m both sides
	150	Connections to properties (assume 100mm dia to main @ \$150/m, 10m length per lot and lot each side every 20m)
Gas	240	\$200 per metre supply and lay 100mm
	140	\$140 per metre supply and lay 50mm
	5.4	\$540 per valve Service valve every 100m
	30	\$300 per connection, one connection each side every 20m
	8.4	\$8400 per test, assuming 1000m length
Telecom	468	\$1080 per lot, plus add trenching costs of \$180/m times both sides of road
Power	480	\$4800 per lot, assuming lot every 20m both sides of road
Sub Total Services	3858.3	\$/m
Land Purchase	0	Market Value Realised development land value
Sub Total Land Purch	0	\$/m

Per cubic metre rate for earthworks

Cut to Waste	60
Cut to Fill	25
Imported Fill	70
Hydroseeding	4

Strategic Development of Wainuiomata Northern Area.

Update on Development Assumptions and Cost Estimates – June 2018

1. Introduction

This update provides a summary update of the development assumptions/ concept parameters provided in the earlier GHD report titled “Report for Urban Strategic Development, Wainuiomata Area, dated October 2014”, hereafter referred to as the GHD Report.

An update is also provided on the cost estimates provided in the earlier report to reflect changes in market rates since the earlier report was completed.

Two further documents written after the GHD report relating to the Wainuiomata North area have also been read in preparing this update. These are: “Wainuiomata North Development Framework, dated February 2018” referred to hereafter as the Framework Report, and the “Hutt City Water Infrastructure Constraints Mapping – 3 Waters capacity/constraints analysis, dated May 2016” hereafter referred to as the Constraints Report.

2. Development Concept Layout

In the GHD Report a concept road and section layout was provided based on the general layout of the existing adjacent residential development. This provided a concept for part of the total area under consideration, denoted as Stage 1 and 2 providing 620 lots, with a total of 1605 lots for the total area (including the Stage 1 and 2 lots).

The Framework Report provides a Masterplan concept layout providing for between 1296 and 1841 units, depending on the final development density.

Given the conceptual nature of the assessments to date this update has used the previous 1605 lots as the basis for assessment and costings.

3. Cost Estimate Basis

The cost estimates in the GHD Report were provided for what was denoted as Stage 1 and 2 only and were based on costing all services to be provided on a per metre of new road constructed. The same basis is used in this update and to cover the total area of development the length of roads in the previous Stage 1 and 2 have been proportioned up on an area basis. This is seen as acceptable at this concept stage as the length of road required in the development area is likely to be proportionally consistent across the total area under consideration.

Due to the generally flat nature of the proposed development area no extensive cut to fill earthworks are likely to be necessary. No cost for overall earthworks has been allowed for in the cost estimates.

The excavation for roads and other general services has been allowed for in the various rates relating to the specific services.

Updated cost estimates are provided for the total completed area of proposed development not on a staged basis. A summary and details of the cost estimates are attached to this summary update.

4. Water Supply Upgrades

The GHD report noted that in addition to the internal water reticulation within the development area that the additional load from the development would require upgrading to be carried out on areas of the existing water infrastructure to provide adequate supply to the proposed development area as below and in addition restricting overall building development area to below contour RL100m. The cost estimates for these upgrades have been revised as given below.

Section 1, Replace 300m of the 250 delivery pipe from the reservoir with 400NB pipe, cost estimate \$570,000.

Section 2, Replace 693m of 200 pipe with 300 NB pipe, cost estimate \$900,900;

Section 3, Replace 627m of 150 pipe with 300 NB pipe, cost estimate \$815,100;

Section 4, Replace 669m of 150 pipe to 250NB pipe, cost estimate \$769,350;

Section 5, Replace 354m section of 150 pipe to 250 NB pipe, cost estimate \$470,100;

Section 6, Replace 64m section of 150 pipe to 200NB pipe , cost estimate \$64,000.

Total cost estimate, \$2,956,450.

The locations of the pipe sections listed above can be found in the previous GHD Report Appendix D.

As an alternative to additional water servicing costs to support supply of service to the development, an additional reservoir location and construction was assessed at concept feasibility level. This is also commented on in the Framework Report and the Constraints Report notes that more storage capacity is required in the Wainuiomata area.

This assessment has shown however that an additional reservoir would still require the existing water supply mains to be upgraded as previously reported. The reservoir would however be required to address the current lack of supply storage, and to meet storage requirements for ongoing development in Wainuiomata. A concept cost estimate for an additional reservoir with associated supply mains ranges from \$2,570,000 to \$2,920,000 depending on the location of the reservoir. This cost would be additional to the additional water servicing cost shown above.

Locations for a possible new reservoir site have been assessed and are shown attached to this update summary as Proposed Wainuiomata Reservoir Locations.

5. Wastewater Upgrades

With the existing wastewater system downstream of the proposed development areas already at capacity, there is no ability without carrying out significant upgrades of the wastewater reticulation pipework and downstream pump stations to accept any additional wastewater flow. The approach for the development is to provide a storage facility to store the wet weather wastewater flows, and then discharge to the existing downstream system when downstream wastewater flow levels decrease to allow the addition of the flows from the development area. The stored flow volume would be pumped into the existing downstream reticulation to control the flow rate being discharged from the development areas.

The Framework Report also takes the approach of installing additional storage. The Constraints Report notes that the downstream wastewater reticulation and pump stations are already at capacity and notes that there are no plans to upgrade this core infrastructure. The inference from this is that for further development to occur storage systems would need to be installed so that there would be no impact on the downstream reticulation from the development area.

The cost of the additional wastewater infrastructure (existing pipeline upgrades, pump station and storage), over and above the usual reticulation to be provided within the development, is estimated as follows:

Wise St (east side of development)

Can be serviced by a 300mm bulk sewer pipe running from north to south along the line of Wise St through the eastern development area, with a storage facility and pump station.

This would service 620 lots with the cost estimated at: storage (\$502,500), pump station (\$100,000), pipelines (\$1,568,600), total of \$2,171,100.

Wellington Rd (west side of development)

Can be serviced by a 300mm bulk sewer pipe running from north to south along the line of Wellington Rd through the western development area, with a storage facility and pump station.

This would service 985 lots with the cost estimated at: storage (\$845,000), pipelines (\$980,000), and pump station (\$100,000), total of \$1,925,000.

For the total development area a cost estimate of \$4,096,100. This excludes any cost for land purchase for the storage facility areas and the pump stations.

The locations of the storage, pump stations and bulk sewer pipes referred to above can be found in the previous GHD Report Appendix D.

6. Stormwater Provision

There is significantly greater runoff into the Black Stream with the proposed development, in some sub-catchments up to 70% increase in discharge. A recent review by Wellington Water of the capacity of Black Stream adjacent to Upper Fitzherbert Rd has shown that there exist areas of predicted flooding in design storm events in the catchments downstream of the development area. The result of this is that the existing Black Stream has no available additional capacity to cope with the increased stormwater flows resulting from the proposed development area. To maintain discharge neutrality, ie no impact on the downstream areas discharging to Black Stream, storage detention will be required to be installed within the development area. This approach is also noted in the Framework Report and the Constraints Report.

Storage volumes

As part of the recent Wise St road extension stormwater detention was determined by Wellington Water modelling for development of approx. 60 lots, with a required detention volume of 1400 cubic metres (cu.m). On the basis that this volume would be consistent across the entire proposed development area of 1605 lots, then a total detention volume would be required of $(1605 / 60) \times 1400 \text{ cu.m} = 37450 \text{ cu.m}$. At an average storage depth of 1.5m would require a total area of 24,967 square metres (sq.m), however would need to add a freeboard of say 0.5m to this which would increase the area and volume to be excavated. The area would increase to 26406 sq.m and the volume would increase to approx. 50430 cu.m. The previous GHD Report rate for excavation of \$60/ cu.m would still be appropriate, giving a cost of \$3,025,800.

An alternative to creating detention areas on a sub-catchment basis is to require storage to be installed in each individual lot. In a previous assessment for Hutt City Council in the Holborn area of Stokes Valley a cost of \$8000 per lot was allowed for the installation of a suitably sized storage tank. For the 1605 lots this would equate to a total cost of

\$12,840,000. This cost would however be borne by future purchasers of the lots and would not necessarily need to be considered as part of the initial development costs.

Open channels / pipe upgrades for main sub-catchment discharge

Open channels (due to flat gradients likely resulting in very large pipelines) in addition to the general stormwater reticulation within the development area would be required to convey the runoff from the adjacent hill areas through the development area to the Black Stream, these can pass through the detention areas with a combined discharge to the Black Stream for each sub-catchment. The cost has been estimated on the basis of constructing open channels allowing for excavation and hydroseeding. No land purchase costs have been allowed for the area required for the open channels. Two existing pipeline systems on the Wellington Rd side of the development area also need upgrading, Stockdale St and the existing end of Wellington Rd. The locations of the open channels / pipe upgrades are shown on the attached Stormwater Concept System Schematic drawing. The total cost estimate for the open channels is \$5,324,250, pipe upgrade cost is \$1,959,000.

Total cost of \$7,283,250.

The concept roads within the development areas have included the cost of internal stormwater reticulation laid along all roads (main link road and side roads) sufficient to discharge the stormwater within the development areas to the detention areas / Black Stream.

7. Other Service Authority Services

As per the previous GHD Report, general power, gas and telecommunication costs have been provided for in the overall cost of the length of new road constructed. The GHD report also included additional power supply reinforcement in the new road rate, this has been separated out in this summary update. The previous gas supply reinforcement has been separated as in the previous GHD Report.

Given the timeframe since the previous GHD Report an additional 20% has been added to all previous other service authority costs.

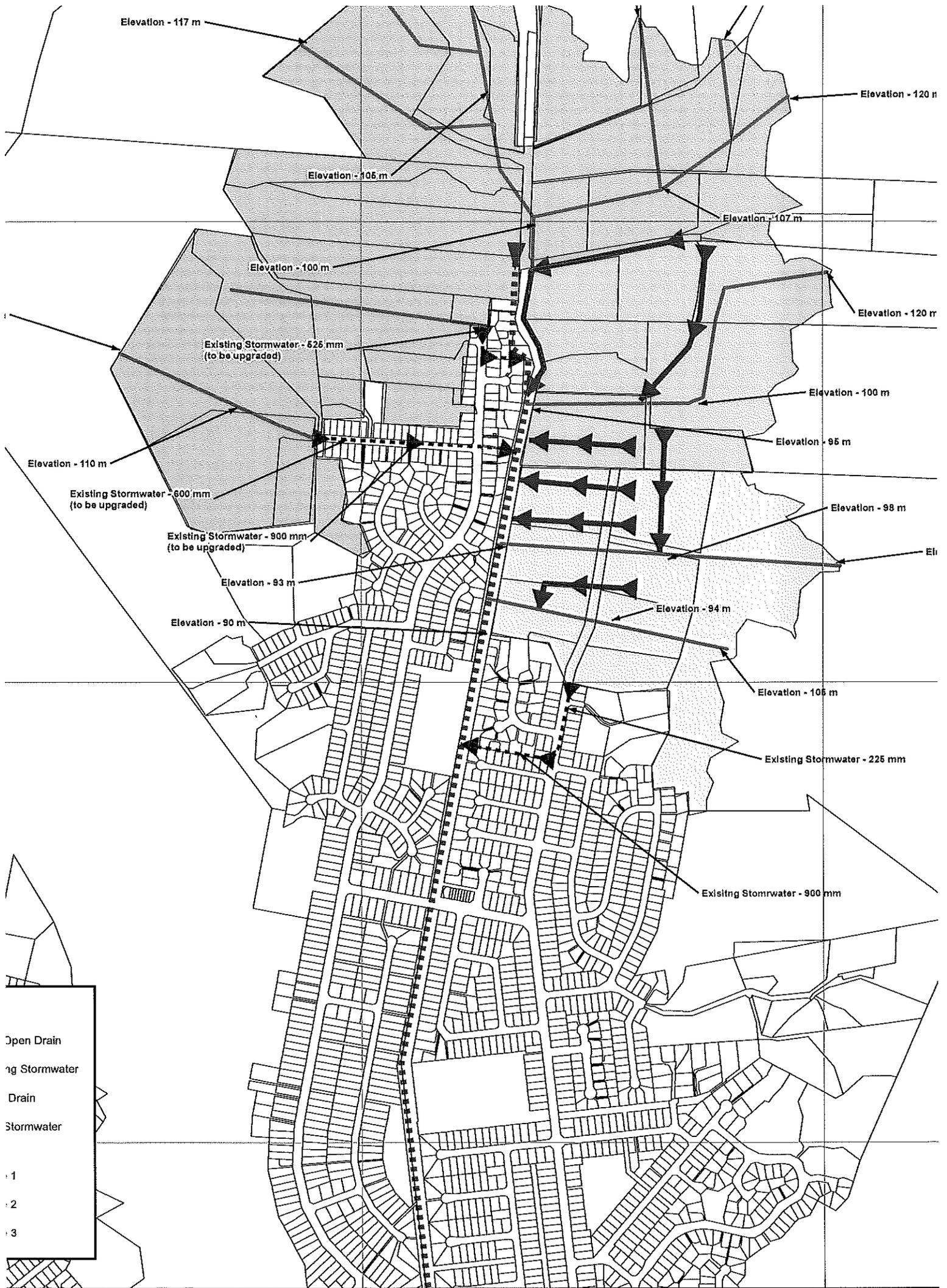
Hutt City Council, Wainuiomata North Development Area

Update of Summary of Cost Estimates, June 2018

	Number of lots developed, based on 500 sq.m lots	Roading Costs	Services costs within development , stormwater, sewer, water, power, gas, telecom	Additional sewer servicing cost to support supply of service to the development area on an area wide basis	Additional water servicing cost to support supply of service to the development area on an area wide basis	Additional stormwater servicing cost to provide for area wide stormwater channels and existing pipe upgrades to support the development area	To provide stormwater discharge neutrality allow to construct detention storage	Additional power servicing cost to upgrade reticulation in areas outside the development area to support supply of service to the development area	Additional gas servicing cost to upgrade reticulation in areas outside the development area to support supply of service to the development area	Contingency , allows for design, P&G, and concept level contingency sum (35%)	Total Estimated Cost \$
Total area to be developed	1605	\$ 28,703,827	\$ 50,999,009	\$ 4,096,100	\$ 2,956,450	\$ 7,283,250	\$ 3,025,800	\$ 3,852,000	\$ 3,120,000	\$ 36,412,753	\$ 140,449,189

Notes

1. As an alternative to additional water servicing costs to support supply of service to the development, an additional reservoir location and construction was assessed at concept feasibility level. This assessment has shown however that an additional reservoir would still require the existing water supply mains to be upgraded as previously reported. The reservoir would however be required to address the current lack of supply storage and to meet storage requirements for ongoing development in Wainuiomata. A concept cost estimate for an additional reservoir with associated supply mains ranges from \$2,570,000 to \$2,920,000 depending on the location of the reservoir. This cost would be additional to the additional water servicing cost shown in the above summary.
2. As an alternative to area wide stormwater detention storage, storage could be provided via individual tanks on each lot, estimated at \$8000 per lot x 1605 = \$12,840,000



Open Drain
 Existing Stormwater
 Drain
 Stormwater
 1
 2
 3

1,763,000

1,764,000

Sub	Population Calculated from Area	Populati
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Gary Craig

From: Gary Craig
Sent: Monday, 18 June 2018 1:38 PM
To: Kim Kelly; Andrew Cumming
Subject: FW: Wainuiomata North Development Area, Update on previous report and costings
Attachments: Cost Estimate Detail Updated June 2018.pdf.html; Wainuiomata North Update Summary 12 June 2018.pdf.html; Reservoir Locations.pdf.html; Cost estimate summary Wainuiomata North June 2018.pdf.html; Cost Estimate Unit Rates Detail Updated June 2018.pdf.html; Wainuiomata North Development Area, Concept Area Wide Stormwater.pdf.html

Kim/Drew

I won't be at tomorrow's meeting but have a meeting with Wellington Water on Wed to discuss this info received from GHD on Wainuiomata North. Have not had a chance to look at yet.

Gary

From: Emily Greenberg [<mailto:Emily.Greenberg@wellingtonwater.co.nz>]
Sent: Thursday, June 14, 2018 10:53 AM
To: Gary Craig; Christine Chong
Cc: David Crowther/LowerHutt/GHD/AU (David.Crowther@ghd.com); Diana Isaac; Ryan Rose
Subject: FW: Wainuiomata North Development Area, Update on previous report and costings

Hi Gary

Here are some new cost estimates from GHD for the revised Wainuiomata North structure plan. I understand from David that you are also looking at roading costs. We can talk about this in more detail at our monthly meeting on Wednesday.

Cheers

Emily Greenberg Senior Land Development Planner
DDI 04 912 4536 Mob 021 309 865 Tel 04 912 4400

From: David Crowther [<mailto:David.Crowther@ghd.com>]
Sent: Tuesday, 12 June 2018 2:52 p.m.
To: Emily Greenberg
Cc: Diana Isaac
Subject: Wainuiomata North Development Area, Update on previous report and costings

Emily, hi

Please see attached update and associated summary cost estimate, Unit rates updated, updated stormwater concept drawing and concept drawing for reservoir location option. Any queries please contact me. cheers

Regards

David Crowther
Transportation Projects Leader-Wellington

GHD

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Gary Craig

From: Emily Greenberg <Emily.Greenberg@wellingtonwater.co.nz>
Sent: Thursday, 26 July 2018 9:58 AM
To: Gary Craig; Christine Chong
Cc: Ryan Rose; Nicola Chisnall
Subject: advice on GHD reports - Hutt CBD and Wainuiomata North
Attachments: Advice on cost estimates HCC CBD and Wainuiomata North.pdf.html

Kia ora Gary and Christine

Apologise for the delay in getting this advice to you.
Looking forward to talking to it at our meeting today.

Cheers
Emily

Emily Greenberg Senior Land Development Planner



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Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt
www.wellingtonwater.co.nz

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We manage their drinking water, wastewater and stormwater services.

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MEMO

TO Gary Craig, Hutt City Council

FROM Emily Greenberg, Land Development

DATE 23 July 2018

FILE NUMBER TEAM104-307302961-118

REGARDING Advice on three-waters cost estimates for [redacted] and Wainuiomata North

Summary

Wellington Water was asked to provide advice on two high-level assessments prepared by GHD for the three waters infrastructure needed to service the Hutt City Council [redacted] and the Wainuiomata North Development Area.

For the Wainuiomata North Development Area, we understand HCC needs to understand the potential scale of infrastructure costs prior to public discussions about the future of this area.

Our recommended strategic approach to growth is to understand the long term infrastructure needs of the wider area and then identify the components of that long term vision that are required to enable the planned growth and redevelopment. This helps to realise the opportunities that growth presents to sustain or enhance the delivery of 3 waters services, while also helping to reduce the risks to the developer. Our ability to deliver on this strategic approach is based on the information and analysis available to assess the long term infrastructure needs of the wider area. For [redacted] and Wainuiomata the understanding of the long term infrastructure needs are only partial and are still in development. However we are able to provide some guidance on the GHD reports based on our work completed to date.

The engineering solutions in the GHD reports that have been identified for each of the areas are considered 'high level solutions'. In the CBD the solutions were developed in the absence of hydraulic models and with a focus on specific neighbourhoods rather than the entire network. For the proposed



MEMO

25.

Wainuiomata North Development Area

In June 2018 GHD re-evaluated their 2014 report on infrastructure needs for the Wainuiomata North area so that the most up-to date 2018 Development Framework could be assessed.

The following table contains the proposed infrastructure needs and costs in the GHD report.

	GHD estimate	Comment
Water supply	\$5.6M to \$5.9M	Includes water main upgrades and a reservoir
Wastewater	\$4M	Does not include the cost of land for storage facility for wastewater
Stormwater	\$3M	Does not include cost of land for stormwater detention
Stormwater channels	\$7.3M	stormwater channel upgrades
total	~\$20M	Does not include costs for land wastewater storage and stormwater detention

The following table illustrates our assessment of the existing condition of the three-waters systems in the Wainuiomata North Development Area and confidence in GHD’s proposed solution and costs (green=confident, amber=caution, red=concerned).

WWL Assessment	Stormwater	Water supply	Wastewater
Hydraulic Modelling Completion	Complete	Complete	Complete
Existing condition			
Report Technical Solution Confidence			
Report Cost Confidence			

We cautiously support GHD’s proposed high-level solutions for this development concept. In particular, it is important to be aware that the whole of the existing Wainuiomata wastewater system is

MEMO

constrained by the size of the Wainuiomata Hill Service Tunnel, as mentioned in the 2014 GHD report. This results in regular overflows of untreated wastewater to the ground and to freshwater which create a risk to health and safety and are an unacceptable environmental outcome. Although detention is a likely technical solution for the Wainuiomata North Development Area, the proposed development should be assessed with a more comprehensive, system-wide assessment that considers the whole of Wainuiomata wastewater system.

The report clearly indicates the reservoirs would be overcommitted by the development.

The amber colour for the proposed costs indicates we supports the high-level cost estimates for purpose of exploring the development potential of this area, noting the need for caution around the following:

- 1) the cost of land associated with stormwater and wastewater detention is not included
- 2) the costs for the wastewater pumping station are underestimated (the \$100k estimated for the cost of a wastewater pumping station included in the estimates above is considered to be too low and is based on 8hr storage which is inconsistent with the 24hr storage proposed for the CBD. For comparison, the GHD report for the Hutt City CBD estimates a pumping station to cost \$500k)
- 3) the upsizing of water mains identified in the GHD report as part of Council's renewal programme are identified but not prioritised to occur in the near future, and
- 4) any cost estimates for a development of this size need to be prepared in a more robust manner before funding decisions are made using the Wellington Water Cost Estimation Manual to provide sufficient visibility over cost risk and accuracy tolerances.