

HUTT CITY COUNCILKOMITI ITI MAHERE Ā-NGAHURUTANGA / MAHERE Ā-TAU  
LONG TERM PLAN/ANNUAL PLAN SUBCOMMITTEE

Minutes of a meeting held in the Council Chambers,  
2nd Floor, 30 Laings Road, Lower Hutt on  
**Tuesday 20 February 2024 commencing at 9:00 am**

**PRESENT:**

Mayor C Barry (Chair)	Deputy Mayor T Lewis
Cr G Barratt	Cr J Briggs
Cr K Brown	Cr B Dyer (via audio-visual link)
Cr S Edwards	Cr A Mitchell
Cr K Morgan	Cr C Parkin
Cr N Shaw	Cr T Stallinger

**APOLOGIES:** An apology was received from Cr G Tupou.

**IN ATTENDANCE:**

J Miller, Chief Executive (via audio-visual link)  
A Blackshaw, Director Neighbourhoods and Communities  
J Griffiths, Director Strategy and Engagement  
A Geddes, Director Environment and Sustainability  
J Kingsbury, Director Economy and Development  
J Livschitz, Group Chief Financial Officer  
D Nunnian, Manager Financial Strategy and Planning  
R Hardie, Head of Strategy and Policy  
A Andrews, Finance Transaction Services Manager  
B Hodgins, Strategic Advisor  
K Stannard, Head of Democratic Services (part meeting)  
V Jones, Senior Communications Advisor  
S Bascand, Engagement Advisor (part meeting)  
W Botha, Corporate Planning Lead (part meeting)  
H Bell, Elected Member Support Coordinator (part meeting)  
K Glanville, Senior Democracy Advisor  
H Clegg, Minute Taker

PUBLIC BUSINESS**1. OPENING FORMALITIES - KARAKIA TIMATANGA**

Whakataka te hau ki te uru	<i>Cease the winds from the west</i>
Whakataka te hau ki te tonga	<i>Cease the winds from the south</i>
Kia mākinakina ki uta	<i>Let the breeze blow over the land</i>
Kia mātaratara ki tai	<i>Let the breeze blow over the ocean</i>
E hī ake ana te atakura	<i>Let the red-tipped dawn come with</i>
He tio, he huka, he hau hū	<i>a sharpened air.</i>
Tihei mauri ora.	<i>A touch of frost, a promise of a</i>
	<i>glorious day.</i>

**2. APOLOGIES**

**RESOLVED:** (Mayor Barry/Cr Briggs)

**Minute No. LTPAP 24101**

*"That the apology received from Cr Tupou be accepted and leave of absence be granted."*

**3. PUBLIC COMMENT**

Comments are recorded under the item to which they relate.

**4. CONFLICT OF INTEREST DECLARATIONS**

Cr Brown declared a conflict of interest in relation to matters relating to Urban Plus Limited (UPL). Cr Brown was Council's representative on the Board of UPL. She took no part in discussion or voting on matters relating to UPL.

Cr Shaw advised she was personally involved in a private subdivision development. Mayor Barry considered there was no conflict of interest regarding matters relating to the Development and Financial Contributions Policy.

**5. RECOMMENDATIONS TO TE KAUNIHERA O TE AWA KAIRANGI | COUNCIL - 20 February 2024**

a) Draft 2024-2034 Long Term Plan and Consultation Document

Speaking under public comment, **Pam Hanna, Sylvia Allan, Dr Roger Blakeley and Alex Voutratzis, on behalf of Safe Petone Wharf Group (the Group)**, spoke to a presentation (attached as pages 15-19 to the minutes) and a statement (attached as pages 20-25 to the minutes).

In response to questions from members, Pam Hanna advised that Rockbond Marine Solutions (Rockbond) was open to meeting with Council. She said their guaranteed price of up to \$6M also included the removal of redundant piles. She added that the PileMedic technology was an affordable method to refurbish wharf piles and did not require heavy machinery.

In response to further questions from members, Sylvia Allan advised that the patented system was introduced in the USA in 2015 and had recently been brought to New Zealand in 2023. She said Port Otago was currently using this system. She acknowledged limited information was available due to its recent introduction in New Zealand.

In response to further questions from members, Pam Hanna assured members that Rockbond was prepared for any contingency and had adequate liability insurance. She highlighted that the company was experienced in marine structures and offered a 50-year guarantee on its building materials. She noted that the pile jackets used in the building consent were also covered under this guarantee. She also said the pile jackets were waterproof and sealed at both ends.

In response to questions from members regarding the cost of fully refurbishing the wharf, Dr Blakeley clarified that a maximum of \$6M would cover the refurbishment of all the piles that required immediate attention. He said other piles could be refurbished gradually over time and as finances permitted. He noted that the Long Term Plan included an annual budget of \$300,000 for wharf maintenance, which he believed could be utilised for any additional refurbishment of the piles.

Members noted that the 2022 Condition report highlighted several areas of the wharf that required replacement. Members recognised that several issues needed to be resolved and asked that further information be reported to the Subcommittee.

Mayor Barry thanked the group for their investigative efforts and informed them of a meeting between Rockbond and Council officers.

The Director Neighbourhoods and Communities advised that an investigation would be conducted into the system, and members would consider a report in due course. She explained that the \$300,000 set aside for maintenance might not be enough to cover ongoing repairs and maintenance.

Speaking under public comment, **Mike Fisher, Chair of the Petone Community Board** (the Board), spoke of the Board's support for the Save

Petone Wharf Group's proposal. He said at the Petone fair, the Board received public feedback as follows:

- Petone Wharf retention supported
- mixed feedback for Petone Library and Grandstand
- multi-use proposals for Petone Library received mixed responses
- majority of feedback for Petone Grandstand requested preservation

Speaking under public comment, **Mike Fisher** opposed the proposed introduction of paid parking in certain areas of Petone. He raised concerns about the potential negative impact on the commercial area's vitality if the proposal proceeded.

In response to questions from members, Mike Fisher stated that while there was general agreement about the need for repairs and a better configuration of the Petone Library, there were differing views regarding other uses for the building. He highlighted that starting with a clean slate was not supported.

The Head of Strategy and Policy elaborated on the report. He also elaborated on the updates to the Fees and Charges document.

In response to questions from members, the Head of Strategy and Policy agreed to review the wording and projects relating to 'Weathering a changing climate'. He also agreed to investigate why the Cycleway Micromobility Programme only mentioned a three year programme instead of a 10 year programme.

In response to a question from a member regarding the pop-out box on page 30 of the agenda, the Director Strategy and Engagement agreed to review the wording used in the box to ensure that it was clear that any changes to water charges would require another round of public consultation.

In response to questions from members, the Head of Strategy and Policy agreed to review the introductory summaries to ensure that it was clearly stated that Council lacked sufficient funds to cover all necessary water infrastructure costs. He said he would also review the section about the Petone 2040 Plan.

In response to questions from members, the Group Chief Financial Officer clarified that the Petone Wharf options would be debt-funded. She agreed to revise the wording on page 41 of the agenda to explain this.

In response to comments made by a member regarding the proposed 18% increase in personnel costs, the Chief Executive expressed confidence in the officers' ability to maintain their level of service. She also mentioned that there might be some changes in the way services were provided in the future.

Mayor Barry explained that the main reason for the proposed rates increase was due to essential costs, such as water infrastructure costs. He mentioned that reducing the number of personnel would have a negligible impact on the

overall budget, but it would significantly reduce the level of service provided.

The Director Strategy and Engagement advised that an information document would be created for members in March 2024 to assist them when working in their communities and to make it easier for the public to engage. He highlighted that the document would include links to additional sources and aimed to promote better communication between members and the public.

Members agreed that transparency and good communication with the public were essential.

Mayor Barry accorded precedence to the following items pursuant to Standing Order 10.4: 5b) Three Waters Further Advice for 2024-2034 Long Term Plan, 5b)a) Investment required to eliminate water leak backlog and 5b)b) Draft Long Term Plan 2024-2034 – Further information on the rating impact for Three Waters capital investment.

The items are recorded in the order in which they are listed on the order paper.

Mayor Barry foreshadowed his intention to move three additional recommendations. They were: acknowledging that the Long Term Plan had the largest capital delivery programme in its history, asking officers to investigate partnership opportunities to streamline costs to support the capital delivery programme, and embedding a 'dig once' approach within the programme of work. He emphasised that the additional recommendations did not have any budgetary implications.

Cr Stallinger opposed the proposed 18% increase in personnel costs. He suggested that staff levels could be reduced to 11% without affecting the quality of services. He recommended utilising these savings to fund the water infrastructure renewals programme. He supported the document being available for public consultation.

Cr Briggs acknowledged the importance of making the document accessible to everyone.

Deputy Mayor Lewis stated that due to a lack of proper maintenance in recent years, Council could not afford the complete restoration of any heritage features in the city.

Mayor Barry thanked members and officers for their constructive contribution so far. He urged the community to participate actively in the consultation phase. He added that people should propose alternative options if they did not favour a particular one. He asked the public to share their opinions on which activities or services should not be undertaken by Council.

**RECOMMENDED:** (Mayor Barry/Cr Edwards) **Minute No. LTPAP 24102**

*“That the Subcommittee recommends that Council:*

- (1) *notes that at its meeting on 12 December 2023, the Long-Term Plan/Annual Plan Subcommittee agreed financial decisions and priority projects for inclusion in the 2024-2034 Long-Term Plan consultation document;*
- (2) *agrees to the attached draft consultation document, attached as Appendix 1 to the report;*
- (3) *agrees to the attached draft consultation survey, attached as part of Appendix 1 to the report;*
- (4) *agrees that consultation on the draft 2024-2034 Long Term Plan will run from Tuesday 2 April 2024 to Friday 3 May 2024;*
- (5) *notes that elected members will be provided with material and information to support the consultation process at a briefing on 13 March 2024;*
- (6) *notes the feedback provided to officers on the content of the draft 2024-2034 Long-Term Plan, attached as Appendix 2 to the report;*
- (7) *notes that on 30 June 2023 Council agreed to establish the Long Term Plan Working Group (comprising the Mayor and Chairs of standing committees) with delegated powers to approve the early engagement material before it is released to the public;*
- (8) *delegates the power to the Long Term Plan Working Group to progress the consultation document and make content decisions ahead of final recommendations for Council’s consideration on 27 March 2024;*
- (9) *notes that Council’s Draft Long Term Plan has the largest capital delivery programme in its history, primarily focused on Water Infrastructure and Transport;*
- (10) *asks officers to investigate any partnership opportunities that will streamline costs and enhance the delivery of this capital programme, as well as support the work of the private sector and utility companies; and*

*(11) asks offices to embed a 'Dig Once' approach within Council's own programme of work, and any other utility works across the city."*

For the reason that Council is required to prepare and consult on a draft Long Term Plan in accordance with the Local Government Act 2002.

b) Three Waters Further Advice for 2024-2034 Long Term Plan

Kevin Locke, Group Manager Customer Operations from Wellington Water Limited (WWL) was in attendance for the item.

The Strategic Advisor elaborated on the report. He pointed out that paragraph 6 contained an error. He said that the year mentioned in the paragraph should be 2027/2028 instead of 2028/29.

In response to questions from members, the Strategic Advisor explained that to maintain the backlog at its current level, an investment of approximately \$2M per kilometre of pipe would be required, totalling around \$30M. He also clarified that the additional funds mentioned in the report were separate from the Infrastructure Acceleration Fund funding for the CBD stormwater renewals works. He confirmed that the renewals work was connected to the bulk water network and did not include any funding for the physical work on the outfall.

Mayor Barry foreshadowed his intention to move the recommended OPEX costs associated with operating and maintaining water meters.

In response to a question from a member, the Group Chief Financial Officer explained that the funding requirements were ongoing. She further clarified that there was a proposal to increase rates yearly until \$2M to cover OPEX increases. She highlighted that after reaching \$2M, there would be no further increases.

**RECOMMENDED:** (Mayor Barry/Cr Edwards) **Minute No. LTPAP 24103**

*"That the Subcommittee recommends that Council:*

- (1) notes the further advice from Wellington Water Limited (WWL) on three waters investment for the 2024-2034 Draft Long Term Plan (draft LTP);*
- (2) notes that operational costs associated with operating and maintaining water meters are not currently included in the preferred investment option for the draft LTP;*
- (3) agrees to include in the preferred investment option for the draft LTP the recommended OPEX costs associated with operating and maintaining water meters as outlined in paragraph 6 of the report, noting that this will require an increase in rates revenue from year 2 onwards; and*
- (4) notes that the preferred CAPEX investment option will not adequately fund the network renewal strategy to achieve the target of 30 kilometres of three water pipe infrastructure renewed per year to clear the backlog, with the drinking water network achieving around 50% of what is required and the local wastewater network around 10% for most years of the draft LTP."*

b) Investment Required to Eliminate Water Leak Backlog

The Strategic Advisor elaborated on the report.

In response to a question from a member, the Strategic Advisor addressed concerns about pipe leaks, mentioning that asbestos-lined pipes were the issue. He said that to tackle the problem, Wellington Water Limited was changing the methodology for leak repairs to an area-based approach. He said this approach aimed at clearing an area of leaks instead of focusing on individual leaks. He also mentioned that specific teams were dealing with emergency leaks.

In response to a question from a member, the Group Chief Financial Officer advised the total amount of \$2.8M would be paid from debt funding between July and December 2024. She said rates collected over the following two years would repay the debt. She added that this would reduce the budget line for the item in year 3 of the LTP.

Mayor Barry foreshadowed his intention to recognise an additional step required to mitigate an acute water shortage next year and aim to get on top of water infrastructure requirements. He said the additional recommendations would enable Council and WWL to return to business as usual. He acknowledged that communications with the public were important.

Cr Mitchell spoke in support of the recommendations. He said it gave a clear message to the public that Council was focussing on water infrastructure. He requested that communications with the public be made clear that leaks would still occur. He asked that the recommendations be shared with other councils in the region.

Cr Brown spoke in support of the recommendations. She believed the recommendations would result in the leak issue being brought to a controllable level.

Cr Shaw spoke in support of the recommendations. She supported using local plumbing firms to carry out some of the work.

**RECOMMENDED:** (Mayor Barry/Cr Stallinger) **Minute No. LTPAP 24104**

*"That the Subcommittee recommends that Council:*

- (1) receives and notes the information contained in the memorandum;*
- (2) agrees to an investment of \$2.8m to clear the current backlog of leaks in Lower Hutt by the end of 2024. This would be to a level at which Wellington Water Limited is able to respond within the 20-day target for lower-level leaks as set out in their Key Performance Indicators;*
- (3) agrees to include in the Draft Long Term Plan an additional \$2.8M in OPEX 24/25. This would be funded through an additional 1% in rates for the 24/25 financial year, and a 0.9% increase in the 25/26 financial year, noting there would be an offsetting reduction of funding in 26/27;*

- (4) asks that, in addition to its current resourcing and structure, Wellington Water Limited explores using plumbing professionals from within the region to meet this target; and
- (5) notes that this budget and approach are designed to mitigate the risk of an acute shortage next summer and, more generally, in the short term. This is in addition to the medium and long term solutions proposed in Council's draft Long Term Plan of a continued uplift in renewals of pipe and the installation of water meters."

- b) Draft Long Term Plan 2024-2034 – Further information on the rating impact for Three Waters capital investment

**RECOMMENDED:** (Mayor Barry/Cr Mitchell) **Minute No. LTPAP 24105**

*"That the Subcommittee receives and notes the updated information on the rates impact of the capex options proposed to be consulted on in the draft Long Term Plan process."*

The meeting adjourned at 10.30am and resumed at 10.42am.

- c) Approval of draft Development and financial contributions policy 2024 for consultation

The Manager Financial Strategy and Planning elaborated on the report.

**RECOMMENDED:** (Mayor Barry/Cr Brown) **Minute No. LTPAP 24106**

*"That the Subcommittee recommends Council:*

- (1) notes the extract of the consultation document and survey question related to development contributions to be included in the consultation document, attached as Appendix 1 to the report;
- (2) approves the 2024 Development and Financial Contributions Policy community engagement material, attached as Appendix 2 to the report;
- (3) approves the updated development contribution charges to be included in the draft 2024 Development and Financial Contribution Policy for consultation as per table 1 contained within the report; and
- (4) approves the updated draft 2024 Development and Financial Contributions policy attached as Appendix 3 to the report, which includes the updated charges and a range of other minor editorial changes."

For the reasons outlined in the report

## d) Rates Remission and Rates Postponement Policies

The Manager Finance Transaction Services elaborated on the report. She advised that the Rates Postponement Policy (the policy) meant to be included in the report's appendices, attached as pages 27-34 to the minutes, had been accidentally left out. She also clarified that there were no proposed changes to the policy since Council last approved it.

The motion was taken in part. Parts (1)-(3) were CARRIED on the voices.

**RECOMMENDED:** (Mayor Barry/Cr Briggs) **Minute No. LTPAP 24107**

*“That the Subcommittee recommends Council:*

- (1) notes the decisions of Council on 30 June 2023 and 30 August 2023 and that this report has been prepared in response to those decisions; and*
- (2) approves the draft Rates Remission Policy attached as Appendix 2 to the report, for consultation as part of the Draft Long Term Plan 2024-2034; and*
- (3) approves the draft Rates Postponement Policy attached as Appendix 3 to the report, for consultation as part of the Draft Long Term Plan 2024-2034.”*

Cr Stallinger requested that his dissenting vote be recorded against part (2) above.

e) Three Waters Capital Works Programme Review 2023/24

Gary Cullen, Head of Major Projects from Wellington Water Limited (WWL) was in attendance for the item.

The Strategic Advisor elaborated on the report.

In response to questions from members, the Strategic Advisor advised there that the ongoing pressure management work would not have any impact on the fire-fighting water pressures as the minimum standard would still be met. He confirmed that residents would not notice the reduction in water pressure. He explained that the areas selected to start the pressure management work were chosen based on potential return on investment. He added that the draft Long Term Plan included additional funding for similar work in other city areas in future years.

In response to a question from a member, the Head of Major Projects WWL proposed to maintain reduced water pressure as best practice.

In response to further questions from members regarding the contribution to the Totara Park Wastewater upgrade, the Strategic Advisor advised Council's contribution was due to the inherited requirements of the historic Hutt Valley Drainage Board Act. He confirmed that WWL could complete the proposed work programme.

**RECOMMENDED:** (Mayor Barry/Cr Morgan) **Minute No. LTPAP 24108**

*"That the Subcommittee recommends Council:*

- (1) notes the advice from Wellington Water Limited on the review of the 2023/24 capital works programme for three waters;*
- (2) endorses the main variations to the programme and budget as outlined in this report; (paragraphs 5 and 10);*
- (3) approves a total budget increase of \$8.5M in 2023-24 for capital projects being new projects and cost increases on the Barber Grove to Seaview Wastewater Plant Collecting Sewer;*
- (4) notes the Chief Executive has approved under delegated authority the bringing forward of programmed works valued at \$5.7M in 2023-24 for Howard Road and to advance galvanised iron watermain renewals and the renewal of a section of the Hair Street watermain; and*
- (5) notes that these changes will have an impact on the Long Term Plan budgets which will be reported back to this committee in May 2024."*

For the reason that it will help reduce the backlog of three waters renewal work and assist in reducing water loss.

## 6. QUESTIONS

There were no questions.

## 7. EXCLUSION OF THE PUBLIC

RESOLVED: (Mayor Barry/Deputy Mayor Lewis)

**Minute No. LTPAP 24109**

*"That the public be excluded from the following parts of the proceedings of this meeting, namely:*

8. *Te Wai Takamori o Te Awa Kairangi - Programme Update*

*The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:*

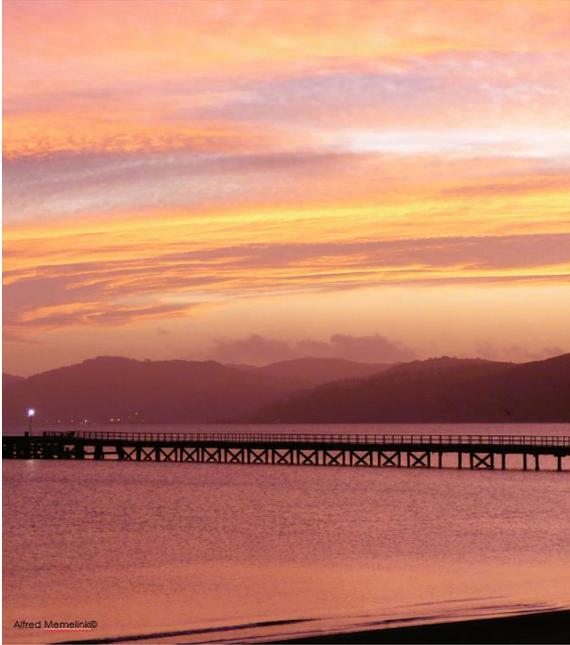
(A)	(B)	(C)
<i>General subject of the matter to be considered.</i>	<i>Reason for passing this resolution in relation to each matter.</i>	<i>Ground under section 48(1) for the passing of this resolution.</i>
<i>Te Wai Takamori o Te Awa Kairangi - Programme Update.</i>	<i>The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities (s7(2)(h)). The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (s7(2)(i)).</i>	<i>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exist.</i>

*This resolution is made in reliance on section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as specified in Column (B) above."*

There being no further business the Chair declared the public part of the meeting closed at 10.56 am. The public excluded part of the meeting closed at 11.15am

C Barry  
**MAYOR**

**CONFIRMED as a true and correct record**  
**Dated this 27th day of March 2024**



**Presentation to the Hutt City Council  
Long Term Plan/Annual Plan  
Subcommittee | Komiti Iiti Mahere ā-  
Ngahurutanga / Mahere ā-Tau**

9am, Tuesday 20 February 2024

**Save Petone Wharf Group:**

Pam Hanna, former Chair, Petone Community Board

Sylvia Allan, former President, NZ Planning Institute;  
Director, Allan Planning & Research Ltd

Dr Roger Blakeley, PhD in Earthquake Engineering;  
former GWRC Councillor

Alex Voutratzis, former Petone Community Board  
Member; Climate Change & Environment Advocate

## Introduction

- Acknowledge the previous work the Council has done to look at refurbishment options of Petone Wharf.
- Agree that these options, which have been signalled at costing \$26.6 million, are not prudent in the current economic climate and with competing priorities like 3 Waters infrastructure investment.
- Council should not look at demolishing Petone Wharf at a cost of \$6 million.
- **Instead, Council should consider a different, cost-effective way to get the Wharf open again.**
- PileMedic technology can provide a cost-effective way of restoring the Wharf for \$5-6 million with an expected service life of over 50 years.



## Strong Community and Heritage Values

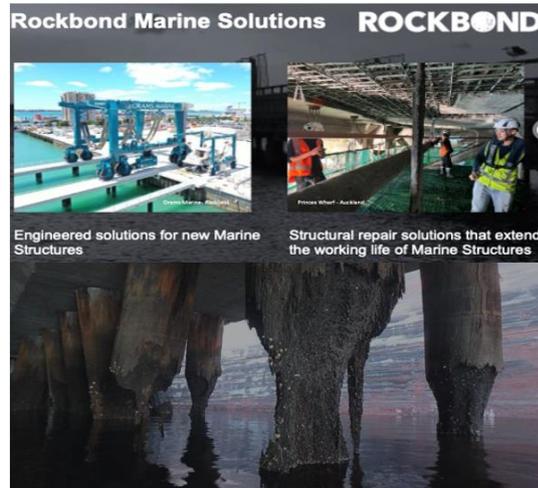
- **Very strong support to retain Wharf and re-open it for the public (approx. 3500 petition signatures already).**
- It is iconic. People appreciate its:
  - Passive recreational opportunities
  - Social and industrial history
  - Setting and relationship with the harbour, the beach and Matiu Island.
- Heritage listed in District & Regional Plans.
- Council's heritage assessment reveals many "exceptional" and "considerable" heritage values. Heritage NZ (HNZPT) supports retention.
- Consents (publicly notified, fully discretionary) needed to demolish. Minor consents (if any) to retain.
- Council has ongoing responsibilities for heritage under the RMA, BA and its own heritage policy – Taonga Tuku Iho (2021).



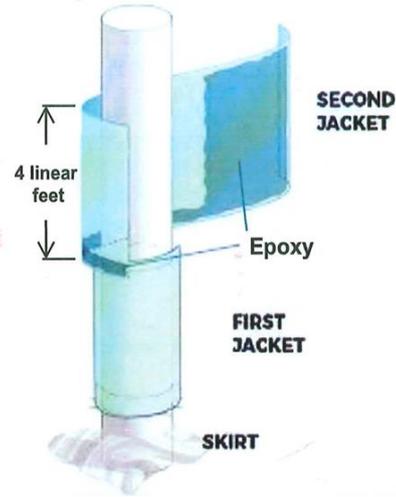
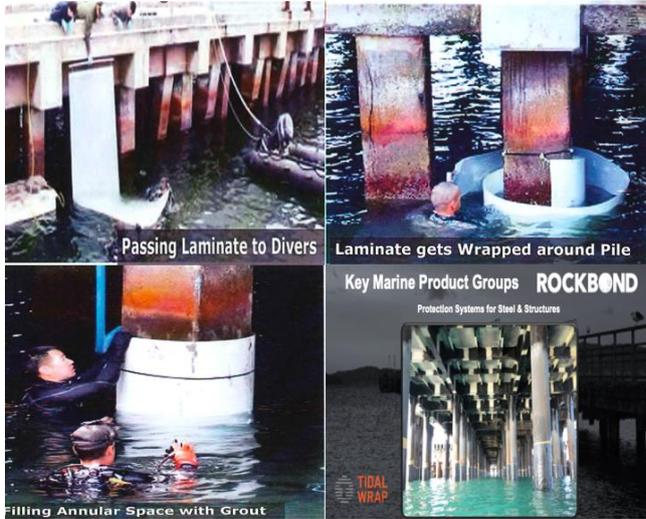
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## PileMedic Proposal

- PileMedic was launched in NZ by Rockbond last year. Rockbond are a local supplier of marine structures and remediation systems.
- Port Otago is using PileMedic at Port Chalmers. The United States military uses Pile Medic to repair its marine infrastructure across the globe.
- **For an estimated \$5-6 million, the entire Wharf could be opened and would be safe for pedestrian use.**
- Fixed piles are then long-term maintenance free with a service life of at least 50 years.
- After upfront work, prioritise lower risk piles for maintenance in stages through a long-term investment commitment by Council.



### PileMedic Approach to Repairing Damaged Piles

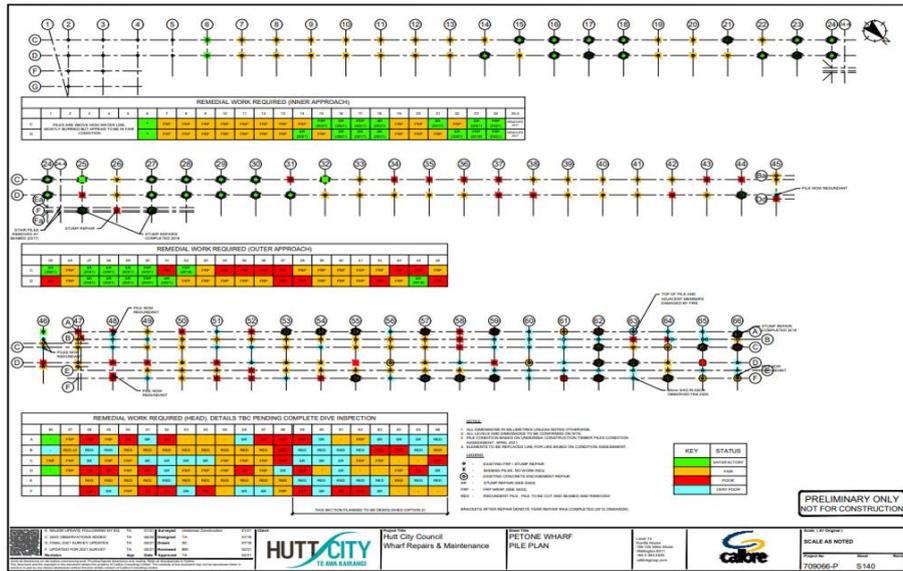


### Wharf Condition

- The Wharf is in relatively good condition for its age, despite a consistent lack of maintenance.
- Using the diagram from page 119 of the 2022 *Petone Wharf Conservation Plan* and our discussions with Rockbond, the table below shows the number of piles that need maintenance and their location, as well as a proposed maintenance pathway.
- **Rockbond are confident that they can guarantee the restoration of up to 96 piles (12 on the approach to the head and up to the 84 at the head) for between \$5-6 million.**

Rows of Piles	Pile Maintenance Requirements	Notes
1-24 (approach to the head)	Identified as being satisfactory to fair. Low priority for maintenance.	These are land side piles. Maintenance requirements for these piles, if necessary, captured in proposed long-term maintenance budget.
25-45 (approach to the head)	Mix of satisfactory, fair, and poor. 12 piles identified as poor and needing work. The remaining piles are a lower priority for maintenance.	The proposed upfront maintenance would capture restoring these 12 piles identified as in poor condition. Maintenance requirements for lower priority piles captured in proposed long-term maintenance budget.
45-65 (head of the wharf)	There are 122 piles at the head of the wharf. 84 of these piles need maintenance, to varying degrees, and 38 piles have been identified as surplus to the structure's integrity.	The proposed upfront maintenance would restore a minimum of 60 and possibly all the 84 piles. Rockbond recommends removing these 38 surplus piles to stop the risk of them coming adrift and damaging other piles.

### Wharf Condition



### Funding the Repair

- Utilising the \$6 million to fund the refurbishment of the Wharf instead of its demolition.
- Council can deliver a targeted approach to further maintenance of the Wharf utilising an affordable budget over the 10 years of the 2024-2034 Long-Term Plan.
- This would be like what the Council did as part of the 2021-2031 Long-Term Plan e.g. \$300,000 per annum.



Alfred Marmelink

## Conclusion

- The PileMedic technology encases each pile with a hard, strong, seamless, weatherproof laminate cylindrical jacket, with a service life of over 50 years.
- **The targeted cost-effective approach utilising PileMedic enables the Wharf to be open for public use at a cost lower than demolition.**
- Utilise the \$6 million for restoration instead of demolishing the Wharf.
- Include an affordable and targeted long-term maintenance budget as part of the 2024-2034 Long-Term Plan.
- Signals to the public a commitment by the Council to maintain the Wharf as a popular and beloved community amenity.



Alfred Memeink©

## Presentation to the Hutt City Council Long Term Plan/Annual Plan Subcommittee | Komiti Iti Mahere ā-Ngahurutanga / Mahere ā-Tau

9am, Tuesday 20 February 2024

### Proposal to Save the Petone Wharf

#### Introduction

1. Sylvia, Roger, Alex, and I have been working together, and with others, as Save Petone Wharf group. We have been exploring a different, cost-effective approach to getting the wharf open again.
2. We acknowledge the earlier work the Council has done to look at refurbishment options for the Wharf and agree that these options, with costings of \$26.6 million, are not prudent in the current economic climate and with competing priorities like Three Waters infrastructure investment.
3. We note the proposal by the Council to demolish the Wharf at an estimated cost of \$6 million, or more.
4. Instead, Council should consider a different, cost-effective way to get the Wharf open again for the community to use and enjoy.
5. Today, we want to present to you how important the Wharf is to the community and an alternative to demolishing it, called PileMedic. This is a patented technology by QuakeWrap, a United States of America based company. A Petone based company, Rockbond, hold the rights to use PileMedic in New Zealand.
6. This PileMedic approach is quite different to what the Council has previously used at Days Bay Wharf, and what the Petone Wharf Future Options paper released in 2022 proposed.
7. Because of these differences, we have a business who are confident that they will bring the wharf up to a restored state that is 100% safe for public use for an estimated cost of between \$5-6 million and guarantee a cost of no more than \$6 million. A figure that would be cheaper than demolition.



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### Community and Heritage Values

8. Petone Wharf has significant value for our local and regional communities as well as having important heritage values.
9. It is the second longest remaining timber wharf in the country, after Bluff. It is strongly associated with the industrial and commercial development of the Hutt Valley. It is one of the few places left in the Wellington region for people to walk far out over the water. It is a regional destination.
10. There is an extraordinarily strong groundswell of support to retain the wharf and re-open it for public use (approx. 3500 petition signatures already).
11. People appreciate its:
  - a. How the Wharf provides for informal social activities and interactions, and the active and passive recreational opportunities, which are taken up by a wide range of people. Such spaces provide health and wellbeing benefits for the whole community.
  - b. Social and industrial history locally and regionally
  - c. The Wharf's setting and relationship with the harbour, the beach, and Matiu Island
12. Below is a brief selection of typical comments from the petition:
 

*"This wharf is a huge part of the greater Wellington region's history. Not everything has to be demolished these days, it's iconic and a huge asset to Petone and Lower Hutt residents. Unthinkable that it would be demolished".*

*"It's historic and offers people lots of different activities. Stop pulling down beautiful structures".*

*"Just let the Wharf be. No need to demolish. Do some basic remedial work and let us enjoy it as it is":*

*"Petone wharf is an important part of Petone's early settler history. It is iconic, enjoyed by generations of people who would love for their future generations to enjoy it and know what we were talking about when we told them our childhood stories".*
13. Petone Wharf is heritage listed for protection in both the Lower Hutt District Plan and the Regional Environment Plan.
14. The Council's own heritage assessment reveals many "exceptional" and "considerable" heritage values. Heritage NZ supports retention of the Wharf.
15. The Council has ongoing responsibilities for heritage under the RMA, the Building Act, and its own heritage policy – Taonga Tuku Iho (2021), which has these goals:
  - a. **Goal 1** – Recognition and Identification (the wharf is listed already)
  - b. **Goal 2** - Retention, protection, enhancement, and conservation
  - c. **Goal 3** – Celebration and promotion
16. In terms of Taonga Tuku Iho, the Wharf is a particularly important part of our combined "story." The public perceive the Council as not caring about heritage and the community views by its promotion of demolition of this widely loved asset.

17. Major consents (publicly notified, fully discretionary) are needed for demolishing. These would include all aspects of a demolition proposal. Minor consents (if any) may be needed to retain the Wharf.

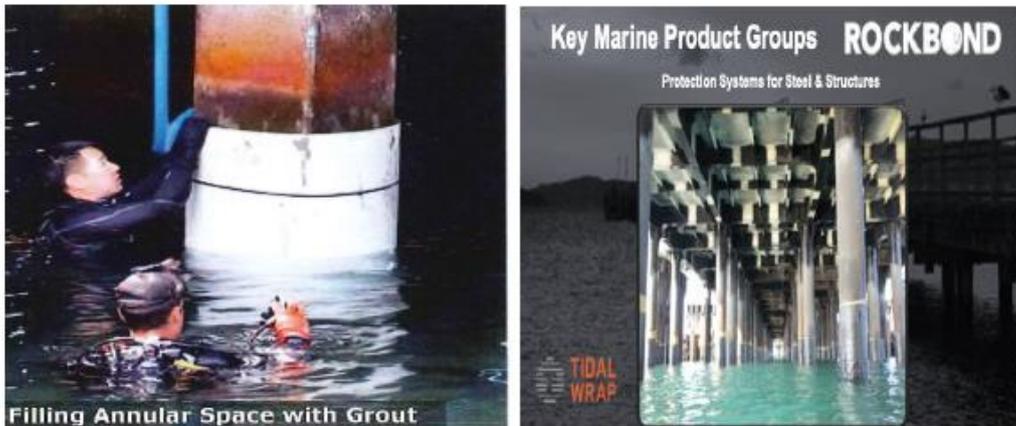
#### **PileMedic Technology Overview**

18. The PileMedic technology can fix wharf structures even with very deteriorated piles, like in the presentation and below. The good news is that with this technology it will be easier to restore Petone Wharf to its original strength than it was for the structure on this slide and below.



19. Importantly, the cost of repair of each pile using the PileMedic technology is virtually the same regardless of the state of deterioration of the piles. The only cost variable per pile is the amount of grout required to fill the gap between the super laminate wrapping and the existing pile.
20. As shown, divers make a 'seamless' super laminate jacket around the existing pile as follows:
- Divers place spacers and reinforcing bars vertically on the pile. They then wrap a roll of high strength super laminate around the pile, leaving a 50mm annulus around the pile.
  - After this, the divers, using a grout pump to fill in the 50mm gap between the super laminate and the existing pile with grout or resin. This ensures the grout or resin fills all the voids and crevices in the deteriorated pile.
  - Once the grout completely fills the space, the divers seal the top and bottom of the super laminate jacket with an impermeable epoxy resin.





21. PileMedic is a major advancement in conventional Fibre Reinforced Polymers (FRP) laminate technology that has served the construction industry for the last 30 years in repairing and retrofitting wharves and other marine infrastructure. The key difference is that PileMedic is more agile to use and comes in at a lower cost due to technological innovation. This is because these older versions of FRP wrapping do not have the shear strength, vertical load capability and longevity that the PileMedic system has.
22. As the photo below shows, earlier maintenance on the Petone Wharf used traditional FRP laminate methods. This older technology is performing better than the unmaintained piles on the right.



*Photo taken from the report "Petone Wharf Future Options," by Calibre Consulting Ltd, Prepared for Hutt City Council*

23. Using PileMedic means that there isn't the cost of using barges, cranes, and other heavy machinery. There is no need to cut out and replace damaged timber. Furthermore, labour and building supply costs are significantly cheaper than

traditional refurbishment methods used at Days Bay and other wharves around the Wellington region.

24. Once a pile is strengthened using PileMedic then it doesn't need maintenance on it, because the original wood structure is protected by the super laminate jacket. Because of the FRP laminate and non-corroding Glass Fibre Reinforced Polymers (GFRP) rebars the restored piles have an expected service life of over 50 years.

#### Condition of Piles

25. Overall, the Wharf is in reasonably good condition considering its age and the lack of consistent investment into maintenance.
26. There are 66 rows of piles along the Wharf and in total, 200 individual piles. Along the approach to the head of the Wharf there are 78 piles (excluding piles above the high-water line and those removed in earlier maintenance). The head of the Wharf has 122 piles, of which 38 are surplus to requirements for the structural integrity of the Wharf.
27. Using the diagram from page 119 of the 2022 Petone Wharf Conservation Plan and our discussions with Rockbond, the table below shows the number of piles that need maintenance and their location.

Rows of Piles	Pile Maintenance Requirements	Notes
1-24 (approach to the head)	Identified as being satisfactory to fair. Low priority for maintenance.	These are land side piles. Maintenance requirements for these piles, if necessary, captured in proposed long-term maintenance budget.
25-45 (approach to the head)	Mix of satisfactory, fair, and poor. 12 piles identified as poor and needing work. The remaining piles are a lower priority for maintenance.	The proposed upfront maintenance would capture restoring these 12 piles identified as in poor condition. Maintenance requirements for lower priority piles captured in proposed long-term maintenance budget.
45-65 (head of the wharf)	There are 122 piles at the head of the wharf. 84 of these piles need maintenance to varying degrees. 38 piles have been identified as redundant to the structure's integrity.	The proposed upfront maintenance would restore at a minimum 60 and possibly all the 84 piles. Rockbond recommends removing these 38 redundant piles to stop the risk of them coming adrift and damaging other piles.

28. The location of these piles on the wharf head enables a concentrated maintenance focus, potentially using the PileMedic technology outlined above. The maintenance would then allow the Wharf to be open for people.
29. *Rockbond are confident that they can guarantee the restoration of up to 96 piles (12 on the approach to the head and up to 84 at the head) for between \$5-6*



# Rates Postponement Policy

**Draft policy for  
consultation as  
part of  
DLTP2024-2034**

Division	Finance
Date created	1 April 2020
Publication date	April 2020
Review period	Every 6 years (or earlier if necessary)
Owner	Group Chief Financial Officer
Approved by	Council

Version	Author	Date	Description
V 1.0	Group Chief Financial Officer	April 2020	Approved by Council
V 2.0	Financial Transaction Services Manager	July 2024	Draft

# Rates Postponement Policy

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## Policy objective

The objective of this policy is to give residential and small business ratepayers a choice between paying rates now or later subject to the full cost of rates postponement being met by the ratepayer and Council being satisfied that the risk of loss in any case is minimal.

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## **Policy conditions and criteria**

### **1.1 General approach**

If the ratepayer is eligible for the government rate rebate, an application for this rebate should be completed before any rates are postponed for that year.

Council will add all administrative and financial costs to the postponed rates. This will ensure neutrality between ratepayers who use the postponement option and those who pay as rates are levied.

### **1.2 Definitions**

**An event** – An event declared by Council resolution where the Council will define the type and/or the location of the properties affected. An event could be a natural or an economic event.

**Small business** – Is any type of enterprise or firm with fewer than 20 employees.

**Financial hardship** – This is when ratepayer income reduces to a level where paying rates would result in significant financial hardship. Whilst each applicant will be considered on a case by case basis, the following criteria will apply:

For business (non-residential) ratepayers, evidence of:

- a 30% reduction in revenue; or
- qualification for a Government emergency financial support package (for example the wage subsidy scheme); or
- qualification for a mortgage “holiday” from the bank.

For residential ratepayers, evidence of:

- loss of employment; or
- a significant reduction in income; or
- qualification for a mortgage “holiday” from the bank.

### **1.3 Eligibility**

Only rating units defined as residential and used for personal residential purposes by the applicant ratepayer(s) as their sole or principal residence will

be eligible for consideration of rates postponement under the following conditions and criteria:

- Any ratepayer aged 65 years or over is eligible for postponement provided that the rating unit is used by the ratepayer as their sole or principal residence. This includes in the case of a family Trust owned property, use by a named individual or couple; or
- Any ratepayer experiencing financial hardship due to personal circumstances such as age, physical or mental disability, injury, illness and family circumstance is eligible for postponement. Ratepayers applying under these criteria must demonstrate to Council's satisfaction that paying the rates would result in financial hardship.

Only rating units defined as residential or used by a small business will be eligible for consideration of rates postponement under the following conditions and criteria:

- The financial hardship is the direct result of an event which affects the ratepayers ability to pay rates; and
- The rateable value of the property is not greater than \$1.5 million; and
- The ratepayer demonstrates to Council's satisfaction that paying the rates would result in financial hardship; and
- The person entered as the ratepayer (in the case of a closed company every director must sign the application form), or their authorised agent, makes the application; and
- The applicant must demonstrate to Council's satisfaction that the ratepayer has taken all steps necessary to claim any central government benefits or allowances the ratepayer is properly entitled to receive to assist with the payment of rates.

If the property in respect of which postponement is sought is subject to a mortgage, then the applicant ratepayer(s) will be required to obtain the mortgagee's consent before Council will agree to postpone rates.

When a property is owned by a family Trust, Council must be satisfied that all trustees have agreed to be part of the postponement scheme. Council will require a consent form from the trustees confirming that the family Trust has agreed to apply for postponement of rates.

Council must be satisfied, based on reasonable assumptions, that the risk of any shortfall when postponed rates, (including accumulated administration and finance costs), are ultimately paid is negligible. To best safeguard Council, the total amount of rates postponed (including accumulated administration and finance costs), when added to other amounts secured by a mortgage, may not exceed 70% of the applicant ratepayer(s) equity in the property. Equity in the property is calculated as the difference between Council's rateable value of the property (the capital value at the most recent Triennial valuation) and all other amounts secured by a property mortgage.

For prudential reasons, Council will need to register a statutory land charge against the property to protect its right to recover postponed rates.

At present, the law does not allow Councils to register such a statutory land charge against Māori freehold land. Accordingly, Māori freehold land is not eligible for rates postponement under this policy (unless and until the law is changed so that the Council can register a statutory land charge).

#### **1.4 Insurance**

The property must be insured for its full replacement value and evidence of this must be provided to Council annually.

If insurance cannot be arranged because the property is uninsurable, only the land value can be used when calculating maximum postponement allowable under this policy.

#### **1.5 Rates able to be postponed**

Hutt City Council rates are eligible for postponement except for:

- Lump sum options which are rates paid in advance.
- Central government rates rebates received by the applicant ratepayer(s).

## 1.6 Conditions

Any postponed rates (under this policy) will be postponed until:

- a) The rating unit is sold or transferred (other than just a change of trustees).
- b) Until a date specified by Council, as agreed in writing and in advance between Council and the applicant ratepayer(s).

In the case of rates postponement due to an event:

- c) Until one year after the Council resolves the effects of the event are no longer felt in the community. At that date, the ratepayer must make arrangements to repay outstanding rates. The Council will allow up to a maximum of 18 months to repay the outstanding rates.

In the case of rates postponement due to a ratepayer being over the age of 65:

- d) Until the ratepayer(s) or nominated individual or couple cease to be the occupier(s) of the rating unit; or
- e) The death of the ratepayer(s) or the survivor of them, or nominated individual or couple where a family Trust is the owner. In this case, Council will allow up to 18 months for payment so that there is sufficient time available to settle the estate or, in the case of a family Trust owned property, make arrangements for repayment; or
- f) If the ratepayer(s) or nominated individual or couple continue to own the rating unit, but are placed in long term residential care, Council will consider them to still be occupying the residence for a limited period of time for the purpose of determining when postponement ceases and rates are to be paid in full. In this case, Council will allow up to 18 months for payment so that there is ample time for the property to be sold, and
- g) Until a date specified by Council, as agreed in writing and in advance between Council and either the applicant ratepayer(s) or the named individual or couple in the case of a family Trust.

For all rates postponements:

The administration cost will include a once-off establishment fee of \$250 plus GST on postponed rates and Council will charge an annual management fee of \$100 plus GST on postponed rates for the period between the rates payment due date and the date they are paid. These fees are designed to cover Council's administrative costs to establish the rates postponement account, register the statutory land charge (one-off) and confirm adequate annual insurance cover is in place and provide rates postponement account statements to eligible ratepayer(s) every two (2) months.

The financial cost will be the interest that Council will incur, being Council's average cost of borrowings as at 30 June of the preceding financial year, calculated daily, for funding rates postponed, plus a margin of 1% to cover staff costs related to calculating and applying such interest charges to respective postponed rates accounts.

Interest will be applied to rates postponement accounts every six (6) months and will be included in the total rates postponement balance, as shown on ratepayers' statement of account every instalment one (1) and four (4) respectively.

Whilst not a condition, Council strongly recommends that applicant ratepayer(s) should first obtain independent legal and/or financial advice from a suitably qualified person(s), prior to applying for a rates postponement. At the request of the applicant ratepayer(s), all costs associated with this independent advice can be paid directly by Council and the total costs will be added to the applicant ratepayer(s) postponed rates account.

The postponed rates, (including accumulated administration and finance costs), or any part thereof, may be paid to Council at any time. The applicant ratepayer(s) may elect to postpone the payment of a lesser sum than that which they would be entitled to postpone pursuant to this policy.

Properties that are granted a rates postponement will be subject to a statutory land charge being registered on the rating unit title. This serves to ensure that property settlements do not occur without all postponed rates and charges being fully paid.

## **1.7 Review or suspension of policy**

The policy is in place indefinitely and can be reviewed subject to the requirements of the Local Government Act 2002 at any time. Any resulting modifications will not change the entitlement of people already in the postponement scheme, to continued postponement of all future rates.

Council reserves the right not to postpone any further rates once the postponed rates (including accumulated administration and finance costs), combined with secured borrowings against the residential property, exceed 70% of Council's rateable value of the property as recorded in Council's rating information database. This will require the ratepayer(s) for that property to pay all future rates. All postponed rates before such time will only fall due for payment when any condition(s), as outlined in clause 2.5 (a) to (e) are satisfied.

The policy consciously acknowledges that future changes in policy could include withdrawal of this rates postponement scheme.

## **1.8 Procedures**

Applications must be on the required application form which will be available from the Council's main office or online at [www.huttcity.org.nz](http://www.huttcity.org.nz).

The policy will apply from the beginning of the rating year in which the application is made although Council may consider backdating the rates postponement to apply to the past rating year in which the application is made, depending on the individual circumstances.

The policy shall apply to ratepayers who meet the relevant criteria as approved by the Chief Financial Officer.

The administration of this policy may be sub-delegated to a Council Officer(s) as appropriate.