

Water/Amalgamation Information Flyer

This flyer is provided in good faith for community awareness; it is not a legal document, and details are subject to change or be clarified based on official updates or information.

Costs

Tiaki Wai will share exact figures on the 16th June 2026, according to an RNZ article published on 29th May 2026.

Oct 2024 - Scott Report estimated \$2,600pa (Approx \$7 per day) which UHCC did not wish to discuss or even publicly recognise.

Tiaki Wai have indicated \$6,800 by 2034. Seems very close to the forecasted Median household wage in 2034.

30th Jun 2025 - UHCC meeting "the water services charges modelled for the draft plan are currently projected to be 3.3% of the projected median household income by 2034".

20th May 2026 - UHCC confirms there will be 2 separate bills sent to property owners and at UHCC they will assist with payment in the council offices for Tiaki Wai bills. **(Unsure about other councils best to ring and ask)**

Year	Original Data from MBIE	Forecast 2034 NZ Median Household Income and cost at that time.	The median annual	The annual per 3.3% of Median	Cost per week	cost per day
2016	\$ 90,000.00	-				
2017	\$ 99,100.00	10.1%	\$ 3,270.30	\$ 62.89	\$ 8.98	
2018	\$ 102,100.00	3.0%	\$ 3,369.30	\$ 64.79	\$ 9.26	
2019	\$ 104,100.00	2.0%	\$ 3,435.30	\$ 66.06	\$ 9.44	
2020	\$ 108,000.00	3.7%	\$ 3,564.00	\$ 68.54	\$ 9.79	
2021	\$ 118,800.00	10.0%	\$ 3,920.40	\$ 75.39	\$ 10.77	
2022	\$ 124,400.00	4.7%	\$ 4,105.20	\$ 78.95	\$ 11.28	
2023	\$ 141,300.00	13.6%	\$ 4,662.90	\$ 89.67	\$ 12.81	
2024	\$ 149,600.00	5.9%	\$ 4,936.80	\$ 94.94	\$ 13.56	
2025	\$ 146,600.00	-2%	\$ 4,837.80	\$ 93.03	\$ 13.29	
2026	\$ 156,086.67	6.5%	\$ 5,150.86	\$ 99.06	\$ 14.15	
2027	\$ 162,938.79	4.4%	\$ 5,376.98	\$ 103.40	\$ 14.77	
2028	\$ 169,790.91	4.2%	\$ 5,603.10	\$ 107.75	\$ 15.39	
2029	\$ 176,643.03	4.0%	\$ 5,829.22	\$ 112.10	\$ 16.01	
2030	\$ 183,495.15	3.9%	\$ 6,055.34	\$ 116.45	\$ 16.64	
2031	\$ 190,347.27	3.7%	\$ 6,281.46	\$ 120.80	\$ 17.26	
2032	\$ 197,199.39	3.6%	\$ 6,507.58	\$ 125.15	\$ 17.88	
2033	\$ 204,051.52	3.5%	\$ 6,733.70	\$ 129.49	\$ 18.50	
2034	\$ 210,903.64	3.4%	\$ 6,959.82	\$ 133.84	\$ 19.12	

The average price per connection across the region in 2024 is \$1,711⁵⁶. The amount that this rises to could be up to twice current prices or a peak of about \$3,000 to \$4,000. However, it may be possible to reduce this peak price through financing arrangements and a sustainable price is estimated at about \$2,596 when the catch-up phase is completed in about 20 years' time. This sustainable price is about 51% above the level of current charges, meaning that this level of increase could be gradually managed over time.

Page 76 of the Scott Report (Oct 2024)

Harmonisation

A word that means Tiaki Wai will equalise prices for water in each sub-region, so we are all paying the same at the end. This will hit the regions who are currently paying the least, the most as they catch up.

As per a Tiaki Wai media release on the 29th of May 2026 the 26/27 increase is expected to be **12.8%** (revised from 14.7%) and an estimated **16.5%** (revised from 28.9%) in 2027/2028.

Tiaki Wai is not bound by any Rates Capping which central government is looking to implement.



Transfer of Land and Assets

At the 13th of March 2026 Tiaki Wai Partners Committee meeting they have started to refer to **land** and assets. First time we have seen “LAND” as part of the discussions. We all understand assets are being transferred, but LAND?

WCC, PCC, UHCC, HCC and GWRC have voted on their transfer agreements and agreed to transfer assets and land to Tiaki Wai as of the 1st of July 2026. The only council, at the time of voting, to have their assets and land listed for the public was Porirua Council. All the other councils did not have lists of land parcels being transferred to Tiaki Wai.

Councils Voted to proceed with the Transfer Agreement:

Hutt City - 13th May 2026
Porirua - 28th May 2026

Upper Hutt - 20th May 2026
Wellington - 28th May 2026



ORDINARY COUNCIL | TE KAUNIHERA O PORIRUA MEETING NGĀ ATTACHMENTS | ĀPĪTIHANGA
28 MAY 2026 | 28 MEI 2026



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AGENDA | ITEM 5 ATTACHMENT 2

SCHEDULE 2 (Published Separately)

FREEHOLD LAND

This schedule includes details of the freehold land owned by the Council which will transfer to Tiaki Wai, ie. land required, or which is primarily related to, the provision of Water Services.

ACTIVITY OR LAND USE	NAME & ADDRESS	ASSET ID	VALUATION ID OF LAND	RECORD OF TITLE	LEGAL DESCRIPTION	RIGHTS TO BE PROVIDED TO THE COUNCIL
Residential & Capital Project building new Reservoir (Kāinga Ora)	Steinhead Lane (RHS), Porirua City 5026	PCC_PWR0230 PCC_PWR5207	154422100	73899	Section 20(1) of the Deposited Plan 1318 part cancelled 164 73899	Yes - Easement existing address and possible future connections
Site Office for the High Level Reservoir	39 Steinhead Lane		154422100	WN252397	Lot 35 DP 43873	Consent contract with construction conditions for use as a site office - Obligation under Infrastructure Funding Agreements (IFA) - No access required
Water Supply - site required for future growth	2 Rotomua Grove, Arata	PCC_PWR0204		861448	Lot 1 DP 53056	No
Portable Water Reservoir	40 Kaitake Road, Porirua City 5026	PCC_PWR0201	154402700	WN7602	Lot 35 DP 34813	Yes - Easement for walking tracks

LAND USE	NAME	VALUATION ID	RECORD OF TITLE	LEGAL DESCRIPTION
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Attachment 2

Appendix 2: Tiaki Wai Transfer Agreement

TE HOE MATUA | CITY STRATEGY AND DELIVERY
28 MAY 2026

Absolutely Positively
Wellington City Council
Mo Heke Ki Pōneke

SCHEDULE 2 (Published Separately)

FREEHOLD LAND

LAND USE	NAME	VALUATION ID	RECORD OF TITLE	LEGAL DESCRIPTION
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APPENDIX 2

DETAILS OF TRANSFER – UNDER DEVELOPMENT

Schedule 1 – Reserve Land

Schedule 2 – Property Matters

Guarantor

Most councils lend from the LGFA (Local Government Funding Authority) and as a borrower are part of the agreement that they are standing guarantor for the debt LGFA arranges. As Tiaki Wai and other water entities around NZ will all be borrowing from LGFA, councils and effectively public are standing guarantor through councils.

Tiaki Wai Revenue

LGFA current debt level: **\$30.36 billion**

- 26/27 approx. **\$385 million**.
- 27/28 estimates with 28% increase **\$493 million**.
- Borrowing potential **\$1.93 billion** in 26/27 and estimated **\$2.46 billion** in 27/28, and that we stand guarantor for.

Now multiply this by all the new water organisations.

19 New Water Organisations - 12 in the North Island, 7 in the South Island.

<https://www.lgfa.co.nz/investors/guarantee-arrangements>

Interesting Facts

- Greater Wellington Council owns Twin Lakes not Upper Hutt, but soon to be owned by Tiaki Wai.
- Twin Lakes is used as Emergency Water for the Wellington Region.
- Tiaki Wai is legally structured as a **not-for-profit** entity.
- Porirua sewage storage tank cost blew out from \$48m to \$99m.
- Seaview Treatment plant is owned HCC 70% UHCC 30%.
- On Tiaki Wai Partners Committee Vote splits – WCC 3, HCC 2, PCC 1, UHCC 1 GWRC 1, Mana Whenua 0.

Timing

WCC, PCC, UHCC, HCC and GWRC have set in motion to stand up Tiaki Wai on the 1st of July 2026.

Reality is, this could have been differed and the legislation states that the first Water Delivery plan from the water entity is not required before 30th June **2027**.

Meaning, Tiaki Wai could have been differed until 2027.

At the 13th of March 2026 Partners Committee Meeting, Will Peet stated that through Tiaki Wai surveys only 1 in 6 people in the Wellington Area knew who Tiaki Wai were and what they were doing.

Most of the rest of the country have decided to take the time and not go until 2027.

Councils like Selwyn who already manage their own 3 waters is one council who have gone early. **1st July 2025**, Selwyn Water Limited was created. On 8 July 2025, Hon. Simon Watts approved [Water Services Delivery Plan](#) (WSDP) for Selwyn.

Water services strategies

5 Timing of first water services strategies

- (1) Despite Part 4 coming into force sooner,—
 - (a) a water service provider must prepare and adopt its first water services strategy under section 230 or 231 no later than 30 June 2027; and
 - (b) a water service provider's first water services strategy must come into force on the earlier of—
 - (i) 1 July 2027; and
 - (ii) a date determined by the water service provider when it adopts the strategy.
- (2) A water service provider's first water services strategy must—
 - (a) commence on the earlier of—
 - (i) 1 July 2027; and
 - (ii) the date determined under subclause (1)(b)(ii); and
 - (b) continue in force until 30 June 2030.

From the Local Government (Water Services) Act 2025

Rates Rebate

Recently there has been an article which superannuants who have rates over \$2000 and meet the other criteria will be eligible for the full \$830 Rates Rebate. **What does that mean with Water Service removed?**

In the Rates Rebate Act (1973) it states that residential rates include, Local Council Rates, Regional Rates and Water Charges.

rates, in relation to a residential property, means—

(a) a general rate or targeted rate or uniform annual general charge that is assessed on the property, but does not include—

(b) charges set and collected under [section 86, 87, or 88](#) of the Local Government (Water Services) Act 2025; and

From the Rates Rebate Act 1973

Meters

The total Project Cost for these meters has increased significantly from earlier 2020 estimates of \$144 million to now over half a billion dollars.

Mayor Little has recently questioned the costs and has said **"I take them at their word when they say they'll re-visit the whole thing, start from scratch once they take over, and it could be a different picture,"**

Dec 2024 figures chart which is \$100m under what they are suggesting now, and the chart includes Wairarapa who aren't even in Tiaki Wai anymore.

A worrying thought weather you are comparing to Auckland or not.

<https://www.youtube.com/live/YH-WE2lijYs?t=4225s>

It has been stated that the installation of water meters on residential dwellings in Upper Hutt will come in at \$35m plus. Below is a table which shows what each council would be costing and as a region overall based on the Upper Hutt dwelling numbers and cost to install.

	Households	\$2,079 per meter install
Upper Hutt	16,833	\$ 35,000,000
Porirua	18,930	\$ 39,360,185
Kapiti Coast	25,465	\$ 52,948,078
Hutt City	39,678	\$ 82,500,446
Wellington City	81,003	\$ 168,425,414
Carterton	4,188	\$ 8,707,895
South Wairarapa	5,844	\$ 12,151,132
Masterton	11,472	\$ 23,853,146
Greater Wellington Regional	203,413	\$ 422,946,296

Overall to install water meters in all the above councils it would come to around \$423m and as was stated at the [13th Dec Wellington Water Meeting](#).

RAS and Hardship Policy

Rates Assistance Scheme - Basically a Reverse Mortgage.

It is still to pass as legislation and is in front of parliament to get passed as legislation.

How does RAS work?

RAS pays the council upfront and the ratepayer or developer repays RAS over time through a levy.

Is RAS a loan?

Yes, but it's cheaper and likely to be longer-term than other sources of borrowing. RAS loans are secured against the property and repaid through a levy or on sale of the property.

The RAS is expected to offer lower interest rates than comparable mortgages (e.g. typically 2% - 2.5% below equivalent bank floating mortgage rates).

Hardship Policy - No Disconnection: A core commitment is that water will not be turned off for those unable to pay, though supply restrictions may be used as a last resort.

Options include flexible payment plans, temporary fee waivers, and "practical support".

Application: Specifically supports residential customers facing genuine financial hardship as water costs and is available to owners not renters even though, in most cases, renters will get water costs passed on within rent increases.

Who can use RAS?

It's a voluntary scheme and any eligible ratepayer or developer can choose to access it once the RAS is in place. Ratepayers will be required to meet approval criteria.

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FAQ from LGNZ Website on Ratepayers Assistance Scheme

Additional Dwellings

From the Tiaki Wai pricing policy. Tiaki Wai generally defines an SUIP as any part of a property that can be used or occupied independently of any other part. This typically includes:

Residential: A self-contained flat, a second house on the title, or a "granny flat" with its own kitchen facilities.

Business: A shop, office, or workshop that is leased out or could be operated independently from other activities on the property.

Impact on Your Billing: If your premises is determined to have multiple SUIPs, you will likely see the following:

Multiple Fixed Charges: You will be charged a "fixed service charge" for drinking water, wastewater, and stormwater for each SUIP. For example, a house with a self-contained unit would pay two sets of fixed annual charges.

The Metering Exception: If the property has a water meter, there is usually only one volumetric (usage) charge for the entire property, regardless of how many SUIPs share that meter. The property owner receives the bill and must decide how to split the usage costs between the units.

Mixed-Use Scenarios: If you have a business and a residence on one property: They are counted as two SUIPs.

The business SUIP may be subject to a different charging tier or GST treatment than the residential SUIP.

The "Same Premises" Rule

If an additional building is not independent—for example, a home office that doesn't have its own kitchen/bathroom, or a workshop used only by the main house—it is generally not considered a separate SUIP. In this case, you only pay one set of fixed charges.

Renters

From what we see there will be no other assistance for private renters, yet the government is likely to foot the bill for those in social housing. Pre Budget the government have adjusted the percentage of income that social housing will be paying from 25% to 30% of income.

Minister Bishop from a recent meeting stated:

"The short answer is yes, they will pay water rates, but it would be paid for by the landlord"

(The Government).

Amalgamation Effects on Tiaki Wai

In the Partners Agreement there is a clause which addresses what would happen if there was an amalgamation of councils.

Effectively it says that if councils amalgamate then the amalgamated councils merge into one representative on the Partners' Committee.

So, in one potential scenario where all councils amalgamate there could be **1 council rep and 2 Mana Whenua.**

11. Shareholder Exit and amalgamation

11.1 Exiting shareholders

A Local Authority may cease to be a shareholder in the Company in accordance with the Constitution and the principles set out in Schedule 1 (a **Shareholder Exit**).

11.2 Amalgamation of Shareholders

If two or more of the Shareholders amalgamate into a single council (an **Amalgamation Event**), the Shares in the Company held by each of those Shareholders immediately prior to the date of amalgamation will transfer to the new amalgamated Shareholder. The new amalgamated Shareholder will only be entitled to one Partners Committee Representative, but the votes able to be cast by that Partners Committee Representative on any resolution of the Partners Committee will be the sum of the votes able to be cast by the Partners Committee Representatives of the amalgamating Shareholders.

Page 20 - Tiaki Wai Partners Agreement

Wairarapa risks being sucked into Wellington super-city: Former MP

Sue Teodoro | Local Democracy Reporting

May 28, 2026

Share

Amalgamation of Councils

(Harmonised Rates Services and Local Representation)

On the 5th of May 2026 the Government announced the Head Start for Simplifying Local Government. This basically gave councils till the 9th August 2026 to submit their amalgamation plans or the Government would decide how they were being amalgamated.

It is indicated the Mayoral Forum was aware this was coming in Dec 2026. **"Incoming Wellington Mayor Andrew Little says a supercity-style council for the region is "all but inevitable" and wants to discuss the idea with the community."** - RNZ

It is stated at this point is **"The Government will replace regional councillors at the 2028 local elections with an interim body (for example, a board of mayors, Crown commissioners, or a combination of both)"** - Page 4 – Head Start pathway policy document

As part of the 2025 local body elections, Porirua and Lower Hutt successfully held non-binding polls (referendums) to ask residents if they supported their respective councils exploring the creation of a single combined council for the Hutt Valley, Porirua, and Wellington.

This process includes a Majority-Led Mandate where larger councils (i.e. WCC) can put forward to amalgamate together and mandate other smaller councils into the amalgamation with them.

Meaning some smaller councils will not have a choice unless they can fulfil some criteria with other councils. This could include looking north to Wairarapa or Kapiti councils e.g. WCC & HCC mandate UHCC to be included in the amalgamation or WCC and PCC join and mandate HCC to be included.

Five Assessment Criteria

Deliverability: Proposals are realistic and demonstrate how new arrangements can be implemented in a timely manner.

Supports the new planning system: Shows clear support for implementing the new planning system – including progress on spatial and natural environment plan development – and avoids or minimises disruption to that work.

Simplifies local governance: Proposes more efficient regional governance arrangements, consolidating decision-making and improving alignment between a region's councils.

Economies of scale: Supports regional strategic planning and effective delivery of key regional functions (such as transport and catchment management), and demonstrates responsible and affordable asset management, infrastructure investment, and service delivery.

Maintains local voice: Demonstrates fair and effective representation for communities of interest and how decisions will be made at the local level, balancing urban and rural interests.

Page 8 – Head Start Pathway Policy

If we are unhappy with the future costs for Water under Tiaki Wai, remember this when thinking about Council Amalgamation.

Recommended Reading: "Head Start Pathway" document at - www.dia.govt.nz/simplifying-local-government

Accountability and Contacts

As part of understanding the Tiaki Wai Structure, the Partners committee is the shareholders (Councils) representatives.

If you wish to raise anything regarding Tiaki Wai it would be good to raise it with your local Partners Committee rep or to all of them with a request to "Call for Action".

What is Tiaki Wai?

Tiaki Wai is your new water organisation that will deliver drinking water, wastewater and stormwater services across Lower Hutt, Porirua, Upper Hutt and Wellington from 1 July 2026.

Tiaki Wai is a publicly owned company established as a water organisation under the Local Government (Water Services) Act 2025. It is accountable to the community through a Partners Committee, made up of representatives from each shareholding council and our mana whenua iwi partners, Ngāti Toa Rangatira and Taranaki Whānui ki Te Upoko o Te Ika. All three waters assets remain in public ownership.

Tiaki Wai is better set up to deliver water services. It is different to Wellington Water and the councils it takes over from. It will own the assets rather than manage them and works under new legislation with clear statutory and regulatory responsibilities and financial accountability. The new set-up gives Tiaki Wai the resources, independence, and region wide perspective needed to improve the performance of water services for current and future consumers and communities.

If you are concerned or have questions here are some emails which you can send your thoughts/concerns too.

Partners Committee

Dame Kerry Prendergast Chair -

kerry@prendergast.co.nz

Mayor Anita Baker PCC - **mayor@porirua.govt.nz**

Cr Simon Edwards HCC -

simon.edwards@huttcity.govt.nz

Cr Ros Connelly GWRC - **ros.connelly@gw.govt.nz**

Mayor Peri Zee UHCC - **peri.zee@uhcc.govt.nz**

Mayor Andrew Little WCC - **mayor@wcc.govt.nz**

Helmut Modlik IWI - **enquiries@ngatitoea.iwi.nz**

Kara Puketapu-Dentice IWI - **kara@portnicholson.org.nz**

Ministers and Other Government Officials

Simon Watts (Nat -LG Minister) - **S.Watts@ministers.govt.nz**

Kieran McAnulty - (Lab - Shadow LG Minister) -

kieran.mcanulty@parliament.govt.nz

Louise Upston - **L.Upston@ministers.govt.nz**

Chris Bishop - **C.Bishop@ministers.govt.nz**

Commerce Commission - **contact@comcom.govt.nz**

Winston Peters - **W.Peters@ministers.govt.nz**

David Seymour - **D.Seymour@ministers.govt.nz**

Chris Hipkins - **chris.hipkins@parliament.govt.nz**

Scott Simpson - **S.Simpson@ministers.govt.nz**

Katrina Casey - **katrina.casey@dia.govt.nz**

Write a Letter (Free No Stamp Required)

Writing letters to Ministers is an effective way to influence policy and raise concerns. Letters should be concise, polite, and focused on specific issues.

Best Practice: Handwritten or personally signed letters are more effective than photocopied.

Be Concise: Keep letters to a max of one page (about 250 words) and focus on only one issue.

Be Specific: State the issue and what you want done in the opening sentence.

Personalise: Explain how the issue affects you, your family, or your local community.

Use Facts: Include evidence and research to support your views rather than just emotions.

Be Polite: Maintain a courteous and respectful tone to encourage a constructive response.

Request a Response: Specifically ask for a response or action.

Key Things to Include

Your Contact Information: Always include your full name and address so they know you are a constituent. **Local MP:** If writing to a Cabinet Minister about a local issue, consider copying your local MP

How to Address and Send Letters

**Hon [Minister Name]
Minister for/of
[Portfolio]
Private Bag 18888
Parliament Buildings
Wellington 6160**

www.nzempowered.com