

Item 2: Three Waters Renewals Planning

SESSION TYPE: Briefing

PURPOSE/DESIRED OUTCOME:

The purpose of this briefing is to provide the Assets & Infrastructure Committee with an overview of how Council manages the renewal of its three waters assets, including asset planning, renewal prioritisation, investment decision-making, and delivery of the renewal programme.

DATE/START TIME:

Thursday, 15 October 2026 at 10.30am

TIME BREAKDOWN:

Presentation: 30 minutes

Questions or Debate/Discussion: 10 minutes

PRESENTERS:

Alison Tomlinson (Strategic Asset Manager)

Simon Mason (Infrastructure Operations Manager)

Prepared by:



Name: Simon Mason

Title: Infrastructure Operations Manager

1 October 2026

Reviewed and Authorised by:



Name: Tony Avery

Title: General Manager Property & Infrastructure

1 October 2026

ATTACHMENTS:

A	Renewals Programme Presentation
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Three Waters Renewals Programme

Water, Wastewater & Stormwater Assets

Assets & Infrastructure Committee

15th October 2026

Today's Agenda

- 1 Background
- 2 Types of renewals
- 3 Methodology
- 4 Network stats and performance
- 5 Delivery
- 6 What's working well
- 7 Summary and discussion

What Is Renewal, and Why Do We Do It?

Renewal is the replacement or rehabilitation of three waters assets as they approach the end of their useful life or after they fail.

Maintain levels of service

Keep water, wastewater and stormwater services safe and reliable for the community.

Reduce unplanned failures

Fewer bursts, blockages and leaks that disrupt customers and roads.

Protect health & environment

Limit wastewater and stormwater overflows and contamination risk.

Invest ratepayer funding well

Target the right assets at the right time, rather than reacting to failures.

Our Networks at a Glance

~2200 km

Total pipe network

979 km

Water Supply (WS)

683 km

Wastewater (WW)

554 km

Stormwater (SW)

Over the past 5 financial years, we have CCTV-inspected 96 km of the WW network, including over 25 km in the last FY — the core data which underpins today's renewals prioritisation programme.

- Increased resourcing in asset management has enabled a dedicated focus on the renewals programme
- This is enabling a shift from a Reactive approach to a Proactive programme of works

Types of Renewal

REACTIVE

Responding after the fact

- Driven by unknowns and limited data availability
- Asset repairs or replacement occurs after a failure is occurred.

PROACTIVE

Planning ahead of failure

- A programme of works planned ahead of time, using condition, risk and additional network information.
- Aligned with other planned works — road resealing, developments and capital works programmes.
- Targets the right assets at the right time, reducing the frequency of unplanned failures and operational disruptions

Methodology Overview

WATER SUPPLY

- Based on information available on the GIS
 - ☐ age
 - ☐ material
 - ☐ criticality
 - ☐ single feed
 - ☐ related LoS
- Condition – inferred from material and age, overlaid with fault data

WASTEWATER & STORMWATER

- Based on information available on the GIS
 - ☐ age
 - ☐ material
 - ☐ criticality
 - ☐ single feed
 - ☐ related LoS
- Condition – assessed from CCTV inspections where available, or inferred from material and age where not

FACILITIES

- Based on information available on the GIS as well as Technology One Asset register:
 - ☐ age
 - ☐ material
 - ☐ criticality
- Condition – assessed through visual inspections and regular preventative maintenance where available, inferred from material and age where not

From Long List to Programme of Works

STEP 1

Long List

Candidate identification, based on:

- Age
- Pipe material
- Risk
- Condition
- Criticality
- Service requests / leaks reported / CCTV



STEP 2

Short List

Prioritised and scheduled against:

- Capital works programme
- Road reseals programme
- Adjacent services requiring renewal soon
- Hydraulic modelling outputs
- Developments



Programme of Works

Delivery of Renewals Projects

Construction Contractor

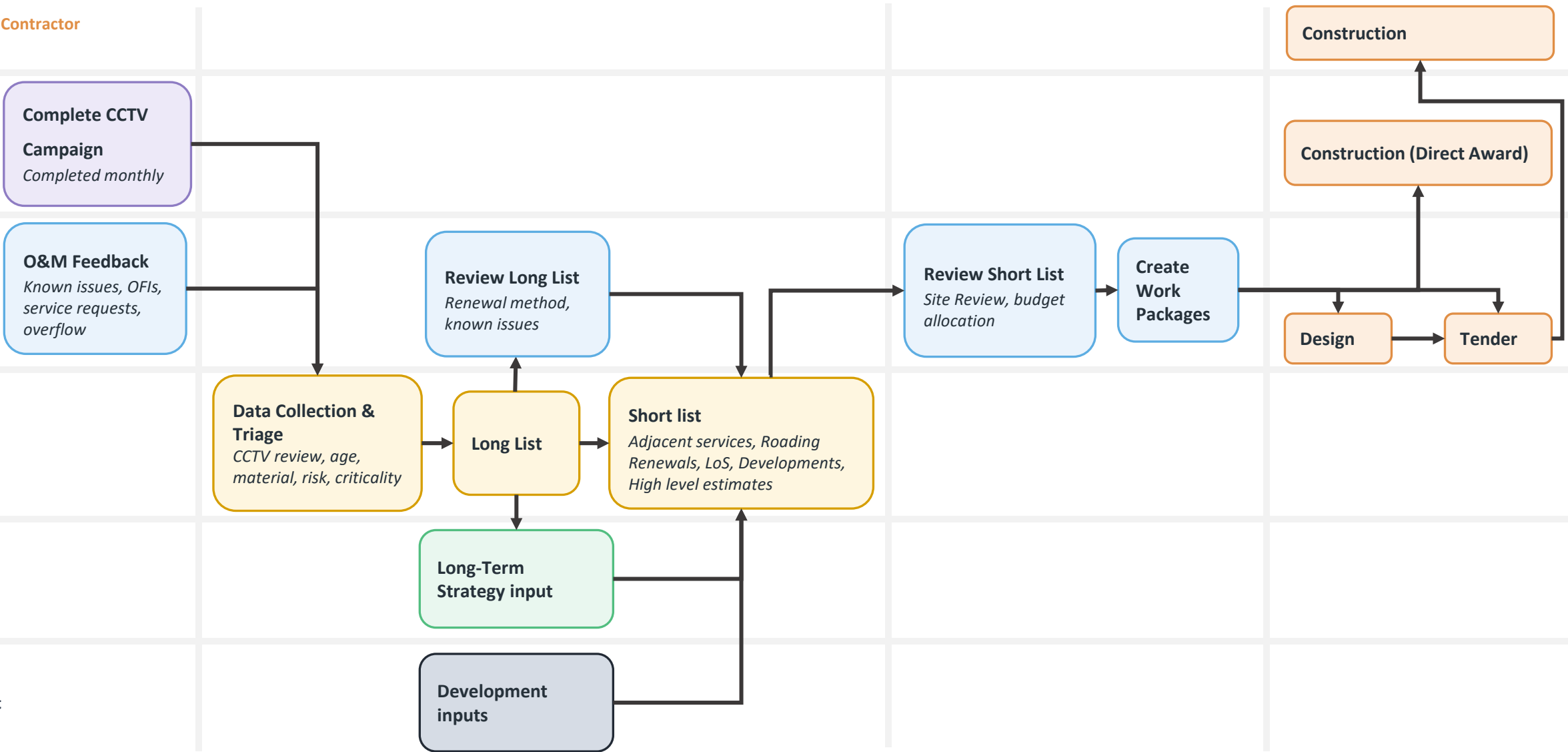
O&M
Contractor

QLDC
Operations

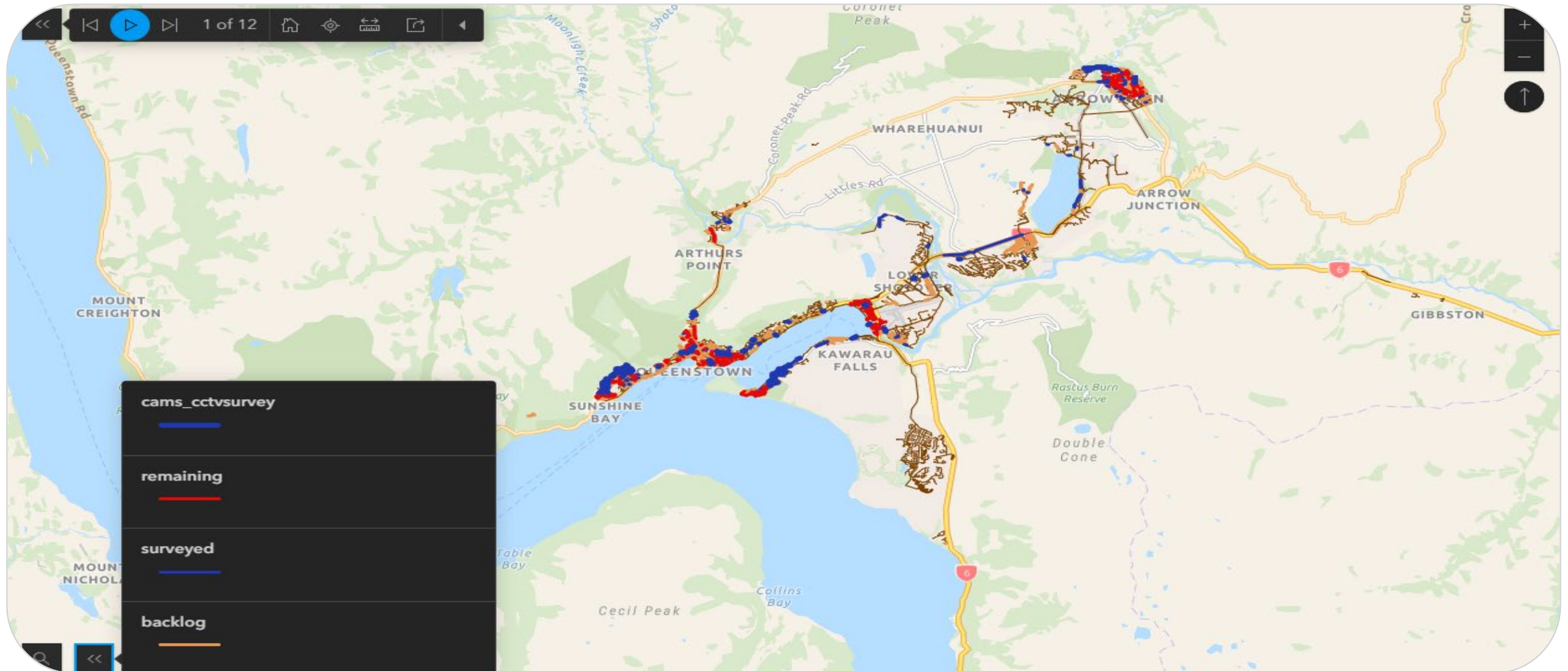
QLDC SAM

QLDC SIP

QLDC
Development
Engineering

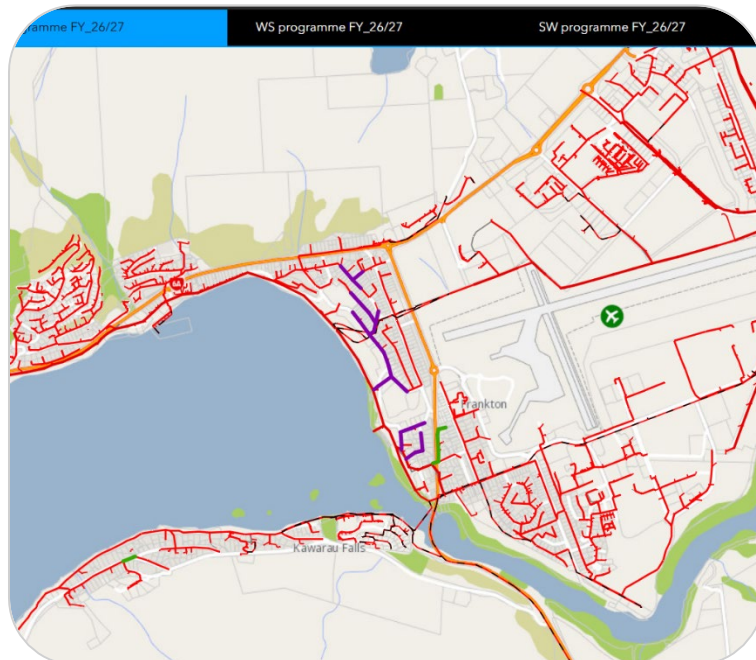


CCTV GIS Map

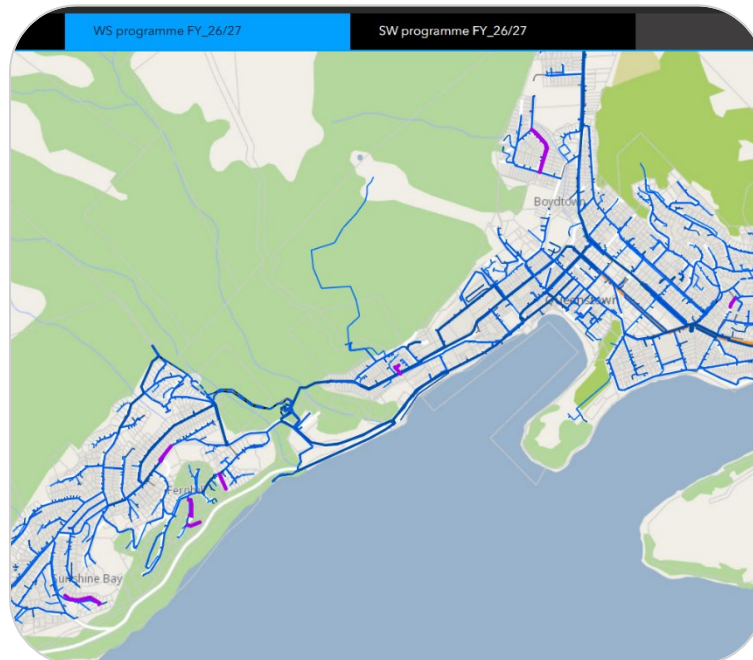


Programme of Works FY 26/27

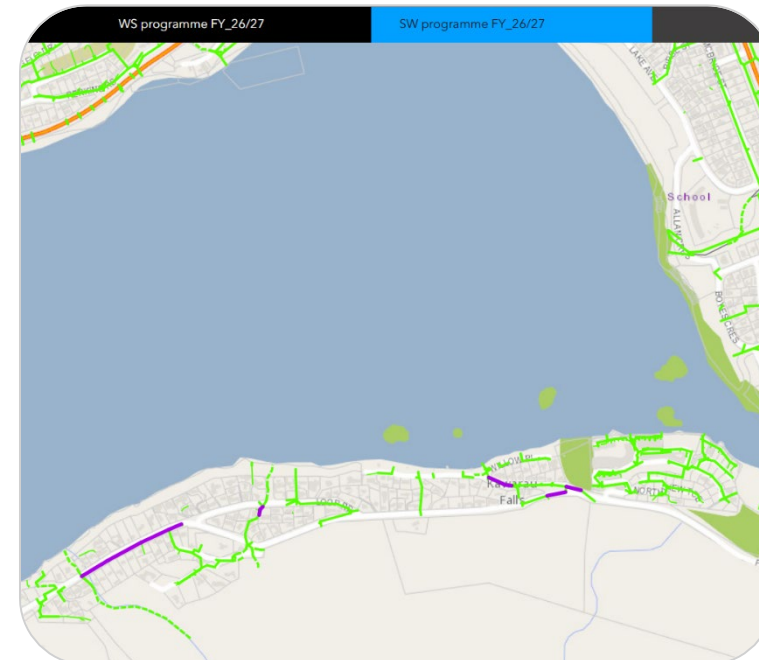
Wastewater



Water Supply



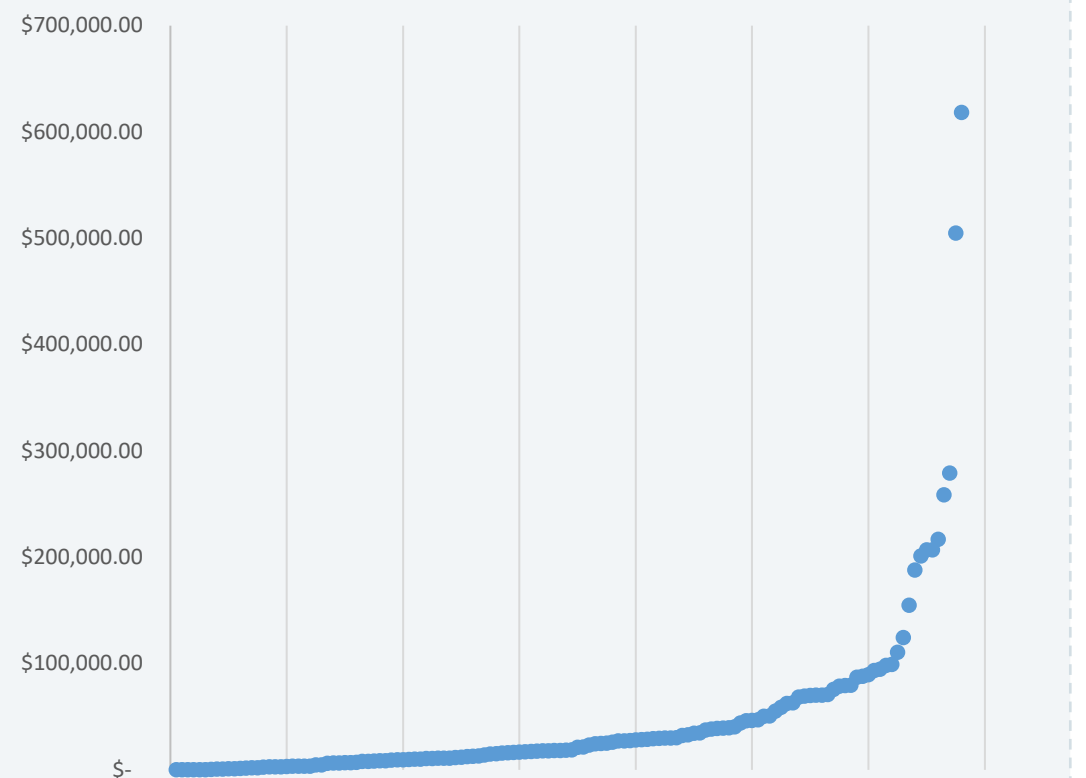
Stormwater



[DASHBOARD](#)

Delivery of Renewals Projects

- **Up to 40% of renewal work is delivered by the O&M contractor.** These are typically low-value works or facility renewals with a high operational integration component (e.g. pump, instrument replacements), or other situations where using the incumbent contractor improves efficiency and achieves value for money.
- Specific design undertaken for complex renewal projects
- Larger value projects typically competitively tendered
- Renewing assets before failure occurs reduces the likelihood of breakdowns, resulting in lower reactive maintenance requirements and reduced expenditure on emergency repairs.
- 25/26 had 140 individual workorders ranging in value from \$100 to over \$600,000



Recently delivered projects

WW

Wastewater

- Frankton Beach WWPS Pump replacement
- Frankton Flats
- Flow meter renewal programme
- Relining programme
- Frankton Track
- Willow PI to Frankton Beach WWPS

WS

Water Supply

- Flow meter renewal programme
- Sargood Drive WS
- Frankton Road Trunk Main
- Glenorchy WS renewal and upgrade

SW

Stormwater

- Arrowtown – Adamson Drive/Hood Crescent

Humphrey Street Wastewater— What Happened

What happened

- CCTV footage from 2022 graded this pipe STR-1*.
- In July 2026 a 150mm AC WW main collapsed on the junction of Humphrey St & SH6 in Frankton.
- 12m section of new PVC pipe has been renewed

Why it happened

- High water table in the area causing saturation of the AC main, causing pipe to soften from the outside and eventually collapse.
- The photos show the extent of the ground water on site

What we've changed as a result

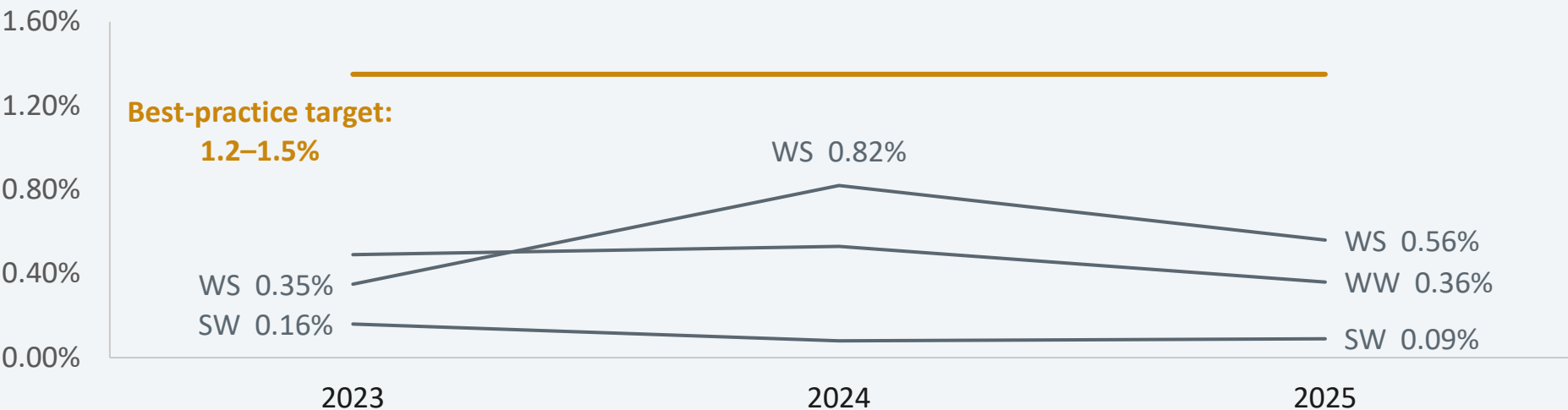
- The CCTV Campaign has refocused based on
 - similar materials (AC and EW) which can be affected by external factors
 - Age (beyond or at its estimated total useful life)

** structural grade 1 – a measure of the pipe's structural condition where 1 is good and 5 is bad*



Renewal spend and best-practice target

Renewal spend as % of asset valuation, by network



WHY THIS MATTERS

Best industry practice calls for renewals 1.2–1.5% of asset value each year to keep pace with an ageing network.

QLDC's network is relatively young, which is reflected in current renewal expenditure remaining below benchmark levels. However, renewal funding is expected to increase significantly, with average annual funding estimated to be 167% higher in the 2027/37 LTP compared with the 2024/34 LTP.

The indicative increases by activity are: Water supply: +231%, Wastewater: +110%, Stormwater: +269%

The 2027–37 LTP remains in draft.

Where we are now

Better CCTV footage

Higher-quality condition inspection feeding directly into the WW/SW triage model.

Renewals resourcing

Increased resourcing in asset management now builds, maintains and delivers the programme.

GIS-based asset information

A consistent, single source of information for age, material and criticality across all three networks, improved every day to increase data quality and reliability.

Growing survey coverage

More of the network surveyed each year, widening the evidence base for prioritisation.

Leaks & Water Savings

WS leaks received vs. repaired, by month

— FY25/26 monthly trend



917,000 m³

less water produced than the year before, a 7% saving

Over 1,360 leaks found and fixed last FY

Every reported and repaired leak feeds the renewals programme, helping verify pipe material and flag deteriorating condition. Repeat breaks on the same pipe signal it is becoming more fragile and this is highlighted for the renewals programme.

Summary

- QLDC continues to invest in infrastructure renewals to maintain service reliability and manage long-term asset risks.
- Growing asset management maturity, improved condition data and enhanced planning processes are supporting better renewal investment decisions.
- Renewal programmes are increasingly informed by evidence from CCTV inspections, operational performance, asset condition and lifecycle analysis.
- Future investment in renewals is expected to increase as the network ages and asset condition information improves.
- Continued improvements in data quality and planning capability will support informed decision-making, ensuring renewal funding is directed towards areas of greatest need.

Questions & Answers

