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**From:** Suzanne Rushmere  
**Sent:** Tuesday, 5 March 2024 12:40 pm  
**To:** Dave Smith  
**Subject:** RE: GTC / UHCC / Abley catch up re landuse assumptions

Thanks Dave

Happy for you to send the deficiency report.

Will call you regarding the spreadsheet.

Suze

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**From:** Dave Smith [REDACTED]  
**Sent:** Tuesday, March 5, 2024 9:06 AM  
**To:** Suzanne Rushmere <suzanne.rushmere@uhcc.govt.nz>  
**Cc:** Mat Collins [REDACTED]  
**Subject:** RE: GTC / UHCC / Abley catch up re landuse assumptions

Hi Suze

A quick update to say I have sent the model outputs and base year report to Phil at ArcAdvisory. Just awaiting your instruction to send the futures report and accompanying spreadsheet.

Regards

Dave

**Dave Smith** MPhil BTech(Hons) CMILT MEngNZ  
Technical Director, Transportation Planning, Abley

 [REDACTED]  
 [abley.com](http://abley.com)

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**From:** Suzanne Rushmere <suzanne.rushmere@uhcc.govt.nz>  
**Sent:** Friday, March 1, 2024 1:22 PM  
**To:** Dave Smith [REDACTED]  
**Subject:** RE: GTC / UHCC / Abley catch up re landuse assumptions

[EXTERNAL]

Thanks Dave

Monday would be good.

Patrick confirmed that he is happy for GTC to have access to the online model but I want to just chat about the spreadsheet.

I am free between 1 and 2 Monday if that suits.

Suze

Suzanne Rushmere  
Senior Planner (Policy) | Kaiwhakamahere Matua



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**From:** Dave Smith [REDACTED]  
**Sent:** Thursday, February 29, 2024 7:28 PM  
**To:** Suzanne Rushmere <[suzanne.rushmere@uhcc.govt.nz](mailto:suzanne.rushmere@uhcc.govt.nz)>  
**Cc:** Mat Collins [REDACTED]; Regan Toogood [REDACTED]  
**Subject:** FW: GTC / UHCC / Abley catch up re landuse assumptions

Hi Suze

Mat forwarded me the below – he is on leave tomorrow but I can catch up anytime from 930am onwards. Otherwise anytime Monday works for us too.

Pick a day/time and I'll arrange a calendar invite – or just call me on my mobile if that is easiest.

Regards

Dave

**Dave Smith** MPhil BTech(Hons) CMILT MEngNZ  
Technical Director, Transportation Planning, Abley



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**From:** Suzanne Rushmere <[suzanne.rushmere@uhcc.govt.nz](mailto:suzanne.rushmere@uhcc.govt.nz)>  
**Sent:** Thursday, February 29, 2024 5:08 PM  
**To:** Mat Collins [REDACTED]  
**Subject:** RE: GTC / UHCC / Abley catch up re landuse assumptions

[EXTERNAL]

Hi Mat

Having spoken to Patrick we are happy for you to provide GTC with access to the online viewer and provide them with a copy of the model deficiency report.

Please also see attached the model assumptions spreadsheet for the future model years.

Maybe we could have a quick chat about all this tomorrow or Monday before we press send?

Thanks

Suze

**Suzanne Rushmere**

Senior Planner (Policy) | Kaiwhakamahere Matua



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**From:** Mat Collins [REDACTED]  
**Sent:** Wednesday, February 28, 2024 12:58 PM  
**To:** Suzanne Rushmere <[suzanne.rushmere@uhcc.govt.nz](mailto:suzanne.rushmere@uhcc.govt.nz)>  
**Cc:** Dave Smith [REDACTED]  
**Subject:** RE: GTC / UHCC / Abley catch up re landuse assumptions  
**Importance:** High

Hi Suze, just checking in on how you're going with getting approval to release the TRACKS model and land use assumptions? We're on a tight timeline to be able to assist Guildford with their evidence.

Cheers

**Mat Collins** BEng (Hons)  
Associate Transportation Planner, Abley



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**From:** Mat Collins  
**Sent:** Thursday, February 22, 2024 12:14 PM  
**To:** Suzanne Rushmere <[suzanne.rushmere@uhcc.govt.nz](mailto:suzanne.rushmere@uhcc.govt.nz)>  
**Cc:** Dave Smith [REDACTED]  
**Subject:** RE: GTC / UHCC / Abley catch up re landuse assumptions

Hey Suze, just checking in to see if we have approval to share the transport model with Guildford.

Cheers

**Mat Collins** BEng (Hons)  
Associate Transportation Planner, Abley



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**From:** Mat Collins  
**Sent:** Thursday, February 15, 2024 11:50 AM  
**To:** Mat Collins [REDACTED]; [Alan.kerr](mailto:Alan.kerr@uhcc.govt.nz) [REDACTED]; [pherne.tancock](mailto:pherne.tancock@uhcc.govt.nz) [REDACTED];  
[phil.peet](mailto:phil.peet@uhcc.govt.nz) [REDACTED]; Regan Toogood [REDACTED]; Dave Smith [REDACTED];  
[suzanne.rushmere@uhcc.govt.nz](mailto:suzanne.rushmere@uhcc.govt.nz); [chris](mailto:chris@uhcc.govt.nz) [REDACTED]; [michael.hall](mailto:michael.hall@uhcc.govt.nz) [REDACTED]  
**Subject:** GTC / UHCC / Abley catch up re landuse assumptions

Hi all, my brief minutes from the meeting today along with the modelling summary that was shared on screen. Please reply all with any corrections/clarifications.

**Mat Collins** BEng (Hons)  
Associate Transportation Planner



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## GTC / UHCC / Abley catch up re landuse assumptions

Thursday, 15 February 2024  
11:02 am

### GTC / UHCC / Abley catch up re landuse assumptions

Thu, 15 Feb, 11:00 am - 12:00 pm

Microsoft Teams Meeting

[Link to Outlook Item](#)

#### Invitation Message

#### Participants (9)

-  [Mat Collins](#) (Meeting Organizer)
-  [Alan Kerr](#) (Accepted Meeting)
-  [Pherne Tancock](#) (Accepted Meeting)
-  [Phil Peet](#) (Accepted Meeting)
-  [Regan Toogood](#) (Accepted Meeting)
-  [Dave Smith](#)
-  [Suzanne Rushmere](#) (Accepted Meeting)
-  [Chris Hansen](#) (Accepted Meeting)
-  [Michael Hall](#) (Accepted Meeting)

#### Notes

- DS confirms that the UHCC transport model has been updated. Future land use assumptions for scenarios have been determined by UHCC  
DS gave an overview of the 3 Scenarios modelled, 3 step model with no mode shift
- SR suggests that
  - Scenario 1 is a starting point for assessing Southern Growth Area
  - Scenario 2/3 are based on Council estimates for development areas, may not align with Guildford Timber intent
- SR confirms that all Scenarios account for MDRS, with uplift added to Greenfield Development Areas plus some growth spread over existing urban, with a sense check to adjust for areas with no / more growth might be feasible.
- PT asks if SR can provide more detail on growth assumptions for Scenario 1.
- **Action** - SR will check internally if growth assumptions and model details can be shared.
- DS advises that the UHCC Transport Model is strategic, more detailed assessment using SIDRA is advised.
- AK queried trip generation assumptions. DS confirmed that this is based on existing Census data. Based on vehicle ownership and veh/HH. Existing good access to public transport is reflected in existing traffic movements, the model has had calibration/validation of the transport model against observed traffic movements.
- DS confirmed that Abley can calibrate the model based on requests from PP/AK.
- SR confirms that the transport model is UHCC's best attempt at incorporating PC49 (new road connection to SGA) and MDRS/IPI. The model is suitable as a start point for Guildford to prep evidence from.

Created with OneNote.

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**Scenario 1; High Infill, Low Greenfields (Indicated preferred option):**

- No Southern Growth Area
- No Gillespies.

**Scenario 2; Low Infill, High Greenfields:**

- Half (approximately) the infill rate of Scenario 1
- All greenfield developments included.

**Scenario 3; Low Infill, High Greenfields:**

- Identical to Scenario 2, but St Pats & Southern Growth Area start development 4 years earlier.

Table 1: Dwelling assumptions by key development area and Scenario

Greenfield Projects:	Capacities:	Scenario 1 Start Year	Scenario 1 End Year	Scenario 2 Start Year	Scenario 2 End Year	Scenario 3 Start Year	Scenario 3 End Year
Trentham PDA	860	2028	2032	2028	2032	2028	2032
St Patricks	600	2030	2037	2030	2037	2026	2033
Kingsley Heights	250	2032	2036	2032	2036	2032	2036
Canon Point	400	2029	2036	2029	2036	2029	2036
Gabites	220	2025	2034	2025	2034	2025	2034
Southern Growth Area	1500	x	x	2030	2053	2026	2049
Gillespies	1000	x	x	2034	2053	2034	2053

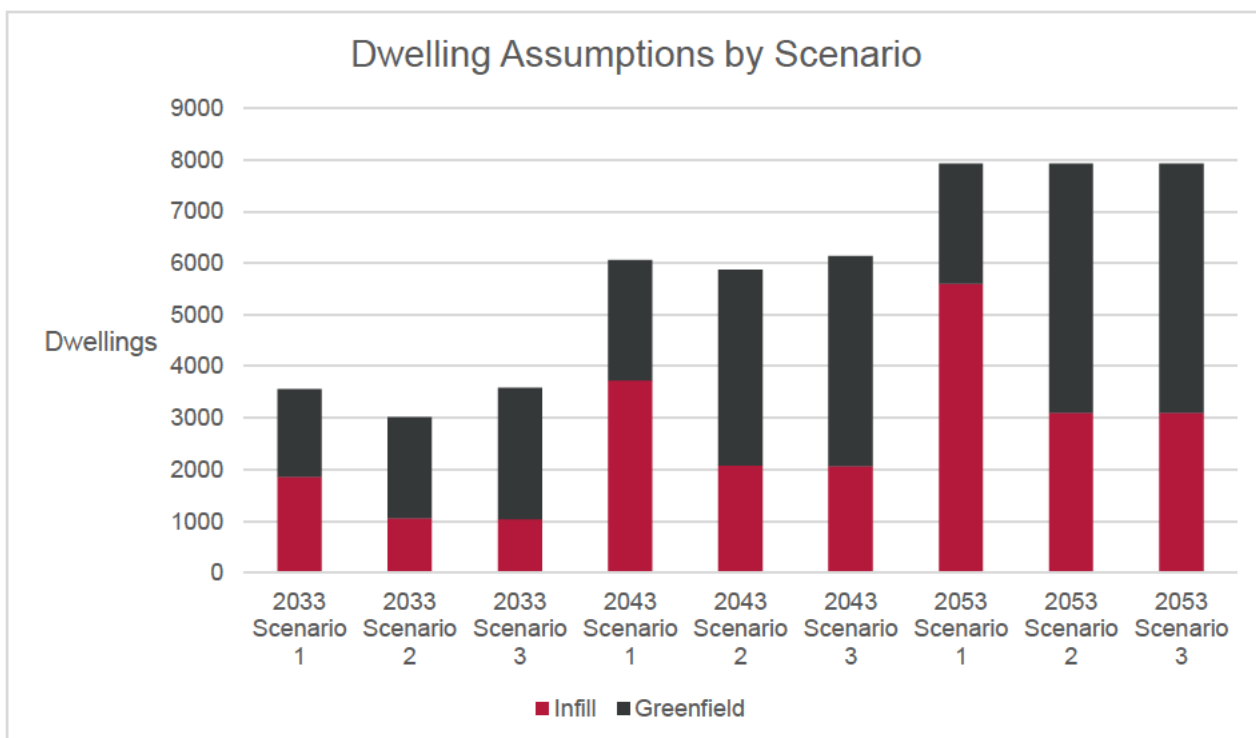


Figure 1: Dwelling assumptions over time, by Scenario



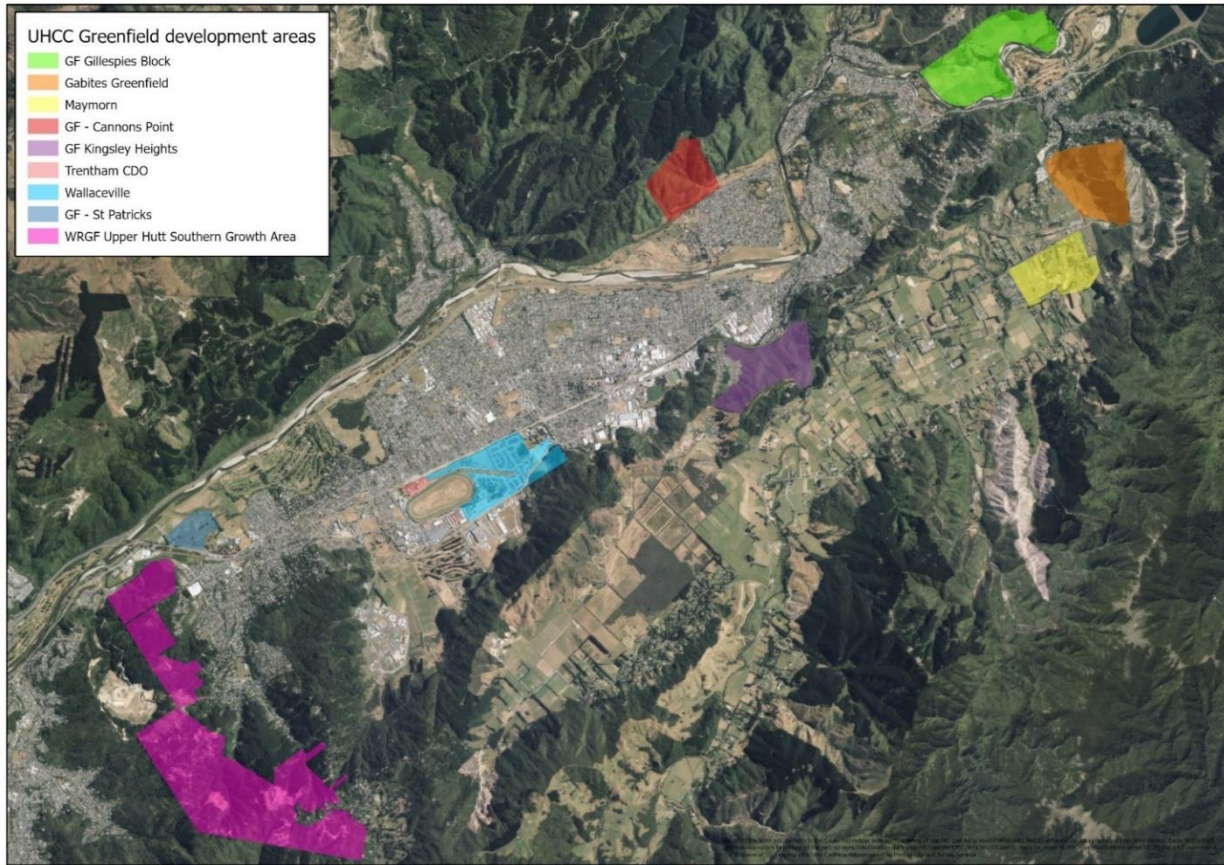


Figure 2: Growth locations

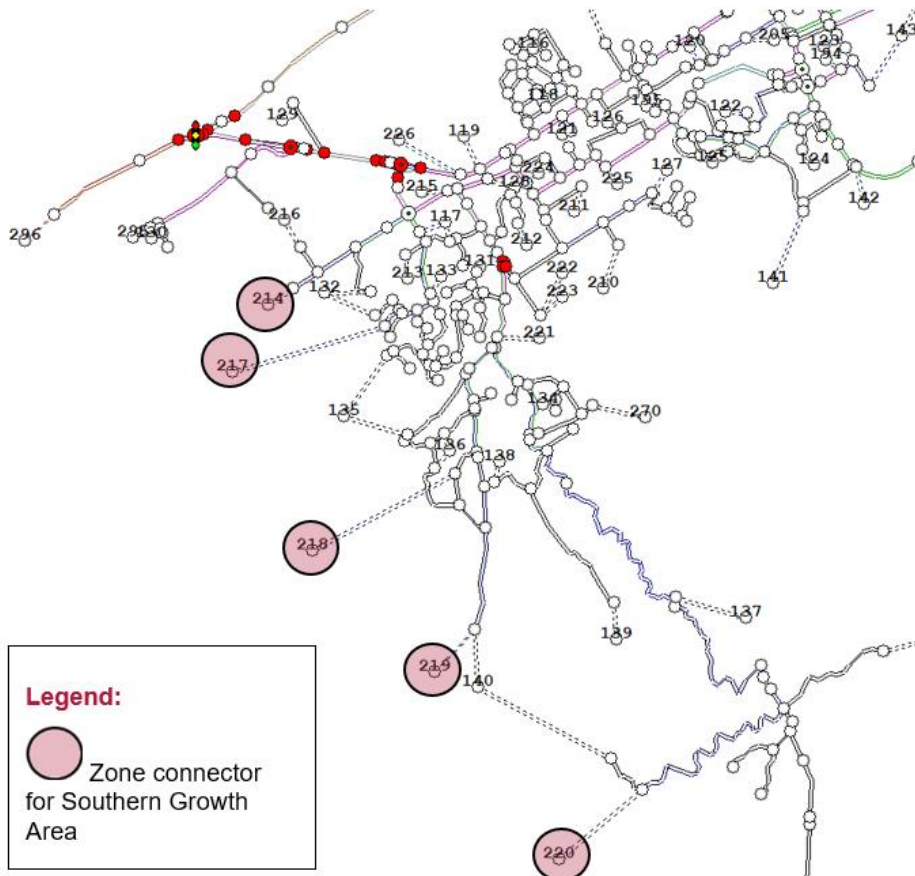


Figure 3: TRACKS model network, showing zone connectors for Southern Growth Area