“Ka mate kāinga tahi, ka ora kainga rua”

The original dwelling place has been abandoned, but the second is secure

Wellington is recognised as being unique among New Zealand cities in the compactness and character of its urban form. The city centre is vibrant, attractive, walkable and easily accessible from all parts of the city. It is the heart of our city – a place of business and entertainment; a place where people come together. People particularly love the waterfront as a favoured place for recreation and celebrations, as well as an integral element of our urban space.

Recognising this, we have developed and consulted on a Central City Framework. Its aim is to create the physical environment to support our Dynamic Central City community outcome; a city that’s attractive and sustainable, with high quality buildings, parks and squares.

Surrounding the city centre, Wellington has neighbourhoods of various sizes, each with its distinct character – from heritage suburbs to areas of new growth; from vibrant inner-city suburbs to thriving suburban areas. Many of these neighbourhoods have diverse populations, with a wide range of ages, cultures and professions. It’s not rare, for example, for growing families, retired people, and students to share the same street.

Vibrant, distinctive, highly walkable, easily accessible and attractive urban spaces encourage the type of networking and creativity on which the knowledge economy thrives, both to attract more people and to spark new ideas and creativity. This in turn supports retail and business activity, which attracts people and businesses.

While Wellington has a head start in terms of its urban form, we also face significant challenges. The impacts of the earthquakes in Christchurch have focussed our efforts to mitigate and prepare for the impact of earthquakes and other natural hazards. This will be a focus for us as we assess and prioritise our own assets for strengthening. We will also assist others to address earthquake prone structures across the city.

Beyond this, we will continue to invest in the form and function of the Central Business District in line with the Central City Framework, as outlined later in this chapter.

In terms of suburban centres, we will continue to invest in centres that require improvements to meet the needs of the people living there. In addition to this, Council will continue to refresh each suburban centre over time through its renewal of paved areas, gardens, street furniture etc.

A further focus of our work this year will be to implement ways we can use technology to make our building and resource consent processes more efficient and user-friendly.
WHAT WE DO IN THIS AREA
6.1 Urban planning, heritage and public spaces development
6.2 Building and development control

LINKS TO OUR COMMUNITY OUTCOMES
- We shape a city where people can safely be themselves, where creativity and ideas can flourish and business can thrive.
- We make it easy for people to move around the city.
- We connect people with spaces where people can meet and play.
- We ensure development work complies with the Resource Management Act and does not harm the environment.
- We encourage the incorporation of sustainable design features and principles into residential and commercial buildings.
- We protect our unique buildings and places, and consequently, Wellington’s sense of place and heritage.

WHAT PEOPLE HAVE TOLD US
- The waterfront is very important to people’s experience of the city. The connections between it and the city need further development.
- Public spaces are key to attracting people to work and play in Wellington.
- The city should be designed to meet needs of people with physical impairments and there needs to be more spaces for young people.
- People want their local suburban centres to be more lively and attractive.
- There should be emphasis on planning and preparing for the impacts of natural hazards and climate change.
- New housing development needs to be good quality and contribute to the city’s attractiveness and diversity.

CHALLENGES WE FACE
- Ensuring the built environment supports the economic needs of the city.
- Increasing the resilience of the city’s built environment (its buildings, infrastructure, places and spaces, connections) to earthquakes and other natural hazards.
- Maintaining the quality of the city’s built environment and its contribution to the city’s character, attractiveness, diversity and uniqueness.
- Managing pressures facing the city’s diverse heritage resource, and ensuring heritage is appropriately valued and protected in place and in time.
- An economic outlook where growth and development prospects are low.
- Responding to changes to key legislation like the Resource Management Act and Building Act.
- Promoting greater collaboration between councils on a range of planning and regulatory activities, including consenting and licencing information.

THREE YEAR FOCUS GIVEN OUR PRIORITIES
- Ensure quality of place which retains and attracts people and businesses.
- Continue to invest in the vibrant urban environment of the central city.
- Increase the resilience of the city’s urban form.
- Maintain and enhance the role, character and distinctiveness of Wellington’s suburbs and communities.
- Strengthen and refine the Council’s regulatory and approval processes to assist business efficiency and affordability.
- Ensure our key policies and plans support good quality urban development.
- Respond to central government led regulatory changes.
6.1 URBAN PLANNING, HERITAGE AND PUBLIC SPACES DEVELOPMENT (INCLUDING WATERFRONT DEVELOPMENT)

Whakahaerenga whare me te whanaketanga

Our focus is on enhancing Wellington as a compact, vibrant, attractive and safe city that is built on a human scale and is easy to navigate.

Our activity
- Built heritage development
- Urban planning and policy development
- Public space and centres developments
- Waterfront development.

Our urban planning and policy development work provides guidance on how and where the city should grow. It’s important this happens in a way that retains the things residents like about Wellington – such as its compact nature, the fact that it has a true ‘heart’ around the city centre and harbour, and the character of its hillside residential areas.

The Council is required to prepare a District Plan under the Resource Management Act 1991. The District Plan is the primary document that manages land use and development within the Council’s territorial boundaries.

We also look after and develop public spaces — including the development of the waterfront. Development of public squares and parks enhances people’s enjoyment of the city and contributes to our civic pride and our ‘sense of place’.

Contribution to community outcomes

Our activities contribute towards the following community outcomes:

- **People-centred city**
  They promote built form and safe open spaces that welcome and engage people and encourage them to stay. They tell our stories and reflect who we are and the things we care about, helping us understand ourselves and each other.

- **Connected city**
  They connect people with places and make them easy to find and functional.

- **Eco-city**
  They promote intensive development, rather than sprawl into green spaces, and encourage the greening of streets, buildings and places. They promote walking and riding on buses and bikes.

- **Dynamic central city**
  They promote accessible and safe places where people want to live, work, and play, and where they can meet to share events and ideas. They encourage a built form and urban culture that reflects the energy of diversity, and they shape a place where ideas, innovation and difference can be expressed and supported.

What we’ll provide — our level of service

Our overall aim is to develop high-quality urban areas by ensuring we focus growth in a way that makes the city more sustainable, while also preserving the city’s character.

We do this by ensuring that future development is planned to be along the ‘growth spine’ of the city which runs from the north through the city and Kilbirnie. We’re aiming to cluster development around the key town/suburban centres along this ‘spine’ to ensure the city’s land is used wisely and its transport systems are as efficient as possible. This vision will help make the city more sustainable, as well as helping us to preserve the character of other parts of the city.

We will also start work on implementing the Central City Framework. The framework plans for the growth and enhancement of the CBD for the next 30 years. The central city is a vital ‘economic engine’ to both the city and the region and we have to plan properly for its future.

While growth is focused in those two key areas, our suburban centres are also important parts of the city fabric. Where there are opportunities to co-invest with partners — such as the work in the Newlands town centre — we will contribute and help revitalise the area.

We will continue to look after the city’s heritage by continuing our review of the city’s heritage lists to make sure they’re up to date and by providing heritage grants.

The city’s heritage lists are a record of items that have an official heritage status with the Council. These are protected under the District Plan. The list contains items that have significant aesthetic, historic, scientific or social value, or are significant to tangata whenua and other Māori. Heritage preservation is also supported by the Council through heritage grants.

We also look after the city’s public spaces. These are important elements of any city — they make it more liveable, help retain its character, and provide a ‘sense of place’.

Wellington Waterfront Limited — the Council agency charged with looking after the development of the waterfront — will continue to consult with the public through the Waterfront Development Plan on the development of this space. The Council-appointed Technical Advisory Group (TAG) will ensure that any development along the waterfront adheres to the values, principles and objectives of the Waterfront Framework.
Key projects

- **Central City Framework and Parks** – we’re planning to deliver a range of projects in the coming years to deliver on our Central City Framework. The priority projects we will undertake in the next few years include:
  - **Parliamentary precinct** – public space enhancements and improved connections timed to align with the National Library reopening and ahead of the 150 year anniversary of Wellington becoming New Zealand’s capital city. We’re spending $1.5 million of capital funding over two years to carry out this work (2012/13 - 2013/14).
  - **Laneways** – we’re planning to make improvements to Opera House Lane and Eva Street. The work is timed to coincide with the redevelopment of an adjacent building. We’re budgeting to spend $500,000 of capital funding in 2012/13 and $516,000 in 2013/14 on this work.
  - **Memorial Park** – we’re co-investing with central government and other parties including the Australian Government on constructing this high quality park. We’re contributing $2.122 million of capital funding to this work in 2012/13 and $2.09m in 2013/14.
  - **Victoria Precinct** – we’re planning to make public space enhancements and connections from Dixon St. to Ghuznee St. The work is timed to take advantage of the opportunity to leverage off private developments in the area. We’re spending $639,000 of capital funding in 2014/15 and $2.09m in 2015/16 on this work.
  - **Inner city park** – as the population in the inner city increases, we’re keen to ensure that there are sufficient green spaces where people can congregate and relax.
  - **Kilbirnie Town Centre upgrade** – we’re spending $208,000 in 2012/13 to upgrade Kilbirnie Town Centre. The work will include public space improvements on the corner of Coutts Street and Onepu Road. We will work with the bus barn owner on a potential contribution to the upgrade as part of developing the bus barn master plan.
  - **Waterfront projects** – the waterfront company is planning to undertake the following capital works in the coming years:
    - **The Promenade** – improve connection from the Meridian building through to Shed 21 and the railway station.
    - **Wharf pile Maintenance** – complete the third stage of the waterfront-wide pile repair and refurbishment programme.
    - **Waitangi Precinct** – the redevelopment of the Overseas Passenger Terminal and public space will be the central activity in this area over the next three years.
    - **Taranaki Street Wharf Precinct** – we are planning to install a diving platform in the cut-out space by the Free Ambulance building in 2012/13.
    - **Frank Kitts Park Precinct** – we will continue to oversee the design development of the whole of Frank Kitts Park and work with the Wellington Chinese Garden society regarding their fundraising initiatives.
    - **Queens Wharf Precinct** – carry out new public space development in 2014/15.

We’re planning to spend $3.2 million across 2014-16 to provide an additional park space in the central city. The funding is also subject to development contributions.

- **Miramar Town Centre** – we’re budgeting $900,000 in 2012/13 to upgrade Miramar Town Centre. The public space improvements will include improved parking and pedestrian safety, creation of public space, and the relocation of the public toilets. This will be done in a way that co-ordinates with Greater Wellington’s bus review.

- **Kilbirnie Town Centre upgrade** – We have budgeted $559,000 in 2014/15 for stage two of the Kilbirnie Town Centre upgrade. The work will include public space improvements on the corner of Coutts Street and Onepu Read. We will work with the bus barn owner on a potential contribution to the upgrade as part of developing the bus barn master plan.

We had planned a project that would ‘green’ Taranaki Street to improve its appeal and catalyse development on this major street and provide part of a processional route between parliament and Memorial Park. It would cost $3.6 million. We have decided not to do this project within the timeframe of this plan.

- **Heritage Grants** – we will continue funding our Heritage Grants pool at the level of $329,000 annually for the next 3 years. The focus of the fund will be on remedying earthquake prone related features or securing conservation plans / initial reports from engineers. We also preserve the city’s heritage through District Plan provisions and by providing grants to offset resource consent fees for minor changes to elements of heritage listed buildings. This acknowledges that protecting a heritage building by listing it in the District Plan can impose costs on building owners by restricting what they can do with the building.

- **Clyde Quay Marina** – we’re spending $208,000 in 2012/13 on public access improvements. During 2012/13 we will also consider the scope of a feasibility study for the Clyde Quay Restoration Plan, including the management and marina upgrade business case. Council has been working in partnership with the Royal Port Nicholson Yacht Club on the development of a long term master plan for Clyde Quay. The plan aims to provide:
  - improved public amenity, and heritage celebration
  - an events and social venue at the harbours edge
  - an upgraded marina
  - a new ocean water sports and ‘powered by wind’ education centre.

- **Waterfront projects** – the waterfront company is planning to undertake the following capital works in the coming years:
  - **The Promenade** – improve connection from the Meridian building through to Shed 21 and the railway station.
  - **Wharf pile Maintenance** – complete the third stage of the waterfront-wide pile repair and refurbishment programme.
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  - **Frank Kitts Park Precinct** – we will continue to oversee the design development of the whole of Frank Kitts Park and work with the Wellington Chinese Garden society regarding their fundraising initiatives.
  - **Queens Wharf Precinct** – carry out new public space development in 2014/15.
• **North Kumutoto** – a design brief will be developed to guide the future of this area (inline with Environment Court’s decision on Variation 11). This anticipates buildings on sites 9 and 10, with site 8 retained as open space. The commercial proceeds from sites 9 and 10 will pay for public space developments.

The three year Waterfront Development Plan is included in the appendices.

**Significant negative effects from our activities**

Population growth and urban development, if not well managed, can have negative effects on a city’s environment and on social well-being. Left unchecked, growth can result in a reduction of open and green spaces with consequences for recreational opportunities, amenity and even some ecosystems.

Development in the wrong areas, or the wrong types of development, can place strain on infrastructure and reduce people’s ability to access services and enjoy the opportunities the city offers. Poorly-planned growth and poor development and construction of individual buildings can reduce the attractiveness of the city and the ‘sense of place’ that people identify with and it can have a direct impact on people’s safety. As explained above, we aim to avoid or mitigate these negative effects by guiding future development into areas where the benefits are greatest and the negative effects least.

The tools we use include planning, working with landowners, direct investment in development of public spaces, and using our regulatory powers under legislation such as the Building Act and Resource Management Act.

### How these activities are funded

<table>
<thead>
<tr>
<th>Activity component</th>
<th>User fees</th>
<th>Other income</th>
<th>Rates</th>
<th>General rate</th>
<th>Residential target</th>
<th>Commercial target</th>
<th>Downtown/other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waterfront development</td>
<td>-</td>
<td>-</td>
<td>100%</td>
<td>100%</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Public space and centres developments</td>
<td>-</td>
<td>-</td>
<td>100%</td>
<td>100%</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Built heritage development</td>
<td>-</td>
<td>-</td>
<td>100%</td>
<td>100%</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Urban planning and policy development</td>
<td>-</td>
<td>-</td>
<td>100%</td>
<td>100%</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

### What it will cost

<table>
<thead>
<tr>
<th>6.1 URBAN PLANNING, HERITAGE AND PUBLIC SPACES DEVELOPMENT</th>
<th>Operating expenditure 2012-2015</th>
<th>Net expenditure ($000)</th>
<th>Capital expenditure 2012-2015 Total ($000)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Income ($000)</td>
<td>Expenditure ($000)</td>
<td>Net expenditure ($000)</td>
</tr>
<tr>
<td>6.1.1 - Urban planning and policy (20)</td>
<td>-</td>
<td>2,388</td>
<td>2,368</td>
</tr>
<tr>
<td>6.1.2 - Waterfront development</td>
<td>-</td>
<td>2,275</td>
<td>2,275</td>
</tr>
<tr>
<td>6.1.3 - Public spaces and centres development</td>
<td>-</td>
<td>1,229</td>
<td>1,229</td>
</tr>
<tr>
<td>6.1.4 - Built heritage development</td>
<td>-</td>
<td>1,168</td>
<td>1,168</td>
</tr>
<tr>
<td>2012/13 6.1.1 Total</td>
<td>(20)</td>
<td>7,060</td>
<td>7,040</td>
</tr>
<tr>
<td>2013/14 6.1 Total</td>
<td>(21)</td>
<td>7,181</td>
<td>7,160</td>
</tr>
<tr>
<td>2014/15 6.1 Total</td>
<td>(21)</td>
<td>6,948</td>
<td>6,927</td>
</tr>
<tr>
<td>2011/12 6.1 Total</td>
<td>(33)</td>
<td>6,018</td>
<td>5,985</td>
</tr>
</tbody>
</table>
# How we’ll measure our performance

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>To measure our effectiveness at facilitating high quality urban development</td>
<td>Residents (%) who agree the city is developing in a way that takes into account its unique urban character and natural environment</td>
<td>74%</td>
<td>80%</td>
<td>80%</td>
<td>80%</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>Percentage of District Plan change appeals resolved and those still outstanding</td>
<td>No historical data</td>
<td>90%</td>
<td>90%</td>
<td>90%</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>Residents (%) who agree the central city is lively and attractive</td>
<td>86%</td>
<td>87%</td>
<td>87%</td>
<td>87%</td>
<td>90%</td>
</tr>
<tr>
<td></td>
<td>Residents (%) who agree their local suburban centre is lively and attractive</td>
<td>60%</td>
<td>60%</td>
<td>65%</td>
<td>65%</td>
<td>65%</td>
</tr>
<tr>
<td></td>
<td>Residents (%) who rate their waterfront experience as good or very good</td>
<td>90%</td>
<td>90%</td>
<td>90%</td>
<td>90%</td>
<td>90%</td>
</tr>
<tr>
<td></td>
<td>The proportion of grants funds successfully allocated (through milestones being met)</td>
<td>New measure</td>
<td>95%</td>
<td>95%</td>
<td>95%</td>
<td>95%</td>
</tr>
<tr>
<td>To measure our effectiveness at protecting the built heritage of the city</td>
<td>District Plan listed items that are removed or demolished</td>
<td>Nil</td>
<td>Nil</td>
<td>Nil</td>
<td>Nil</td>
<td>Nil</td>
</tr>
<tr>
<td></td>
<td>Residents (%) who agree heritage items are appropriately valued and protected in central city and suburban areas</td>
<td>CC: 69%</td>
<td>CC: 75%</td>
<td>CC: 75%</td>
<td>CC: 75%</td>
<td>CC: 75%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SA: 61%</td>
<td>SA: 70%</td>
<td>SA: 70%</td>
<td>SA: 70%</td>
<td>SA: 70%</td>
</tr>
</tbody>
</table>
6.2 BUILDING AND DEVELOPMENT CONTROL
Māherehere tāone, whanaketanga wāhi tuku-ihotanga, wāhi tūmatanui

We ensure developments do not harm the environment and building works are safe and comply with the Building Code.

Our activity
- Building control and facilitation (building consents)
- Development control and facilitation (resource consents)
- Earthquake risk mitigation – built environment
- Weathertight homes.

All cities control building and development work according to the provisions of the Building Act, the Resource Management Act and their District Plans. These controls are necessary to ensure buildings are safe and comply with the Building Code, and resources are used sustainably to protect public health and safety and to protect future users of land and buildings. They’re also needed to protect urban character and to preserve the city’s heritage.

We also administer an Earthquake-prone Buildings Policy. The policy sets in place processes to identify buildings that are below the required earthquake standards and the requirements and timeframes for building owners to bring them up to the necessary standard. Implementation of the policy is a statutory requirement.

How these activities contribute to our community outcomes
Our activities contribute to the following community outcomes:
- People-centred city
  They promote the adequacy and safety of our homes and buildings and reduce the risks of injury and damage from earthquakes.
- Eco-city
  They encourage the incorporation of green design features and principles into urban development and promote the preservation and greening of character built landscape rather than destruction and redevelopment
- Dynamic central city
  They contribute to Wellington being a safe and good place to do business through continuously reviewed and informed policy and cost-effective and timely services.

What we’ll provide – our level of service
Resource consents
We’ll ensure resource consents are considered in a consistent way and to a high standard. This means ensuring developments are in line with the policy goals of the District Plan. These are to contain urban form, with intensification in appropriate areas, concentrate mixed land activities around a vibrant city centre, key suburban centres and major transport corridors. Our aim is to be efficient in the way we process consents.

The work also includes ensuring landowners comply with resource consent conditions. These can include height restrictions and reducing noise or other nuisances that arise from development and construction work that can impact on neighbours.

As part of our commitment to ensure developments are of a quality that meet the District Plan and can be processed on time, we offer pre-application meetings. Our staff meet with applicants to discuss requirements and the reasons for them. They are designed to facilitate the smooth processing of applications.

Building consents
We regulate building activity in the city to ensure it complies with the Building Act, the Building Code and other requirements. We aim to do this in a way that is solution focused and demonstrates that we are ‘here to help’. This work includes approving building consents, inspections, issuing code compliance certificates, running the building warrants of fitness process and investigating building-related complaints.

Our work programme over the next three years is based on expected demands and set at a level to continue existing levels of service taking into account possible changes in legislation.

Our work also includes providing information to raise public awareness of the need for and benefits of the consenting processes. We will ensure that our published material reflects any changes to legislation and provides clear guidance to lead customers through the building consent and inspection processes.

We’ll also continue to offer home-buyers and others access to land information memoranda (LIMs) and other property information. LIMs are comprehensive reports containing everything the Council knows about a property or section. Our archives also offer building plan search services online.
Earthquake-prone buildings

We assess earthquake-prone buildings in line with the Building Act and the Council’s Earthquake-prone Building Policy. Changes to the Act arising from the 2010 and 2011 Christchurch earthquakes are expected to expand the requirements for strengthening buildings. The expected changes are likely to reflect the significant advances in building techniques in the past few decades. The impact is that a number of existing buildings may now fall short of the standards required for new buildings. This may mean additional buildings will have to be checked and, where necessary, strengthened. In certain circumstances this will place substantial costs on property owners. We are reviewing our policy to reach a suitable balance between ensuring at-risk buildings are identified and that owners have sufficient time to plan and undertake the strengthening work.

While not required by legislation, we are also looking to increase the level of advice and guidance we provide for residential home owners. There are some potential quake-prone features on residential homes (eg chimneys) that can be relatively quickly and cheaply fixed (by the owner) with significant benefit in terms of safety.

The Council’s buildings are also subject to the policy. We have not yet completed assessments of all our buildings, however we know that the Town Hall, Thistle Hall in Upper Cuba Street, Civic Administration Building and the Municipal Office Building in Civic Square, the Opera House, and the Old Stand at the Basin Reserve among others require work ahead of 2020.

Weather tight homes

We will work with home owners to fix their leaky homes through the Financial Assistance Package. The long-term plan has made provision of $68.3 million over the first 8 years of this plan to go towards settlement costs associated with the repair of leaky homes.

Key projects

- Preparing for Building Act changes – we will implement any changes that come out of the amendments to the Building Act that are being considered by Parliament. Changes being considered would see a move towards a risk-based approach to building control with more emphasis placed on licensed building practitioners taking responsibility for the work they carry out. Council officers will have less involvement in building projects for low-risk residential work and large commercial projects involving industry professionals. These changes may mean the Council becomes more involved in enforcement action where licensed building practitioners have failed to meet their responsibilities.

- Online building consent system – customers will be able to apply for building consents and make payments online in coming years. Automating these transactions will provide savings and efficiencies for applicants.

- Improved building inspection processes – new technology will allow our building inspectors access to records, to capture the result of inspections electronically and notify customers of the result of the inspection. This will reduce administration and improve customer knowledge of the process.

- Regional consistency in building consents – we will continue to work alongside other councils to minimise the impact on customers of councils having different requirements and systems.

- Earthquake Strengthening Council buildings – We plan to earthquake strengthen Council’s portfolio of properties. This programme of activity is to meet legislative requirements and to ensure the safety of structures for users and the general public. Key buildings to be strengthened in the first three years include the Town Hall, the Opera House (initial work), the Band Rotunda and Thistle Hall. The work also includes demolition of a disused toilet block at the rear of Brooklyn Community Centre and the potential demolition of the Museum Stand at the Basin Reserve. Further strengthening of the Municipal Office Building has been deferred until 2015/16. Initial strengthening work of the Council Administration Building will be undertaken in 2012/13. The programme will cost $35m in capital spending over the next three years and $14.7m over the following seven years. Further detailed engineering assessments are being undertaken and these will inform the full programme of work in the coming years – see below.

- Earthquake strengthening assessments programme – We are planning to continue with our programme of detailed assessments of the city’s key earthquake prone assets. Funding is required to manage and coordinate the large volume of strengthening work being undertaken to position Wellington for the future. This will cost $2.04 million in operational funding over the next three years and $4.26 million over the following seven years.
Earthquake interventions – we are aiming to develop and implement a strategy to help make the city safer and more resilient in a major earthquake event. To do this we need to better understand the variety of building structures in the city, investigate partnership models that facilitate building owners access to funding for strengthening work, consider how we can take a precinct approach to heritage related buildings and investigate potential new technologies for strengthening (in partnership with Government and other agencies). We’ve budgeted $550,000 in 2012/13; $361,200 in 2013/14, $372,750 2014/15; $110,100 in 2015/16 and $113,900 in 2016/17 to carry out this work.

Wellington - It’s Our Fault – we are continuing our funding to the Wellington: It’s Our Fault project for one more year. This research project is designed to determine the likely impact of a major earthquake on the city and will provide a better understanding on the region’s vulnerability to large earthquakes. The project is led by government owned research company GNS Science, in collaboration with a number of public and private sector organisations. We’re allocating $100,000 in 2012/13 for this work.

We are planning to change how we charge for Resource Management Act checks of Building Consents. Currently there is a fixed fee of $150.00 for the assessment of a building consent against the District Plan or for compliance with resource consent conditions. We now plan to charge an initial deposit fee of $150.00 to cover the first hour. Any additional time over the first hour will be charged at a rate of $150.00 per hour. For applicants who have provided all the necessary and correct information, this should not change how much they will pay.

We’re also increasing some building consent fees – see the appendix for further information.

**Significant negative effects from our activities**

These activities exist to mitigate and manage risks from development, construction, weathertight homes issues and from earthquakes.

Development and construction, if not well managed, can have negative effects on a city’s environment and on social well-being, and on the safety of individuals.

Development in the wrong areas, or the wrong types of development, can place strain on infrastructure and reduce people’s ability to access services and enjoy the opportunities the city offers.

Poorly-planned growth, and poor development and construction of individual buildings, can reduce the attractiveness of the city and the ‘sense of place’ that people identify with and it can have a direct impact on people’s safety.

Our quake-prone building assessment programme is focused on ensuring quake-prone buildings are strengthened to required standards to ensure the safety of those that occupy the building and its surrounds.
How these activities are funded

<table>
<thead>
<tr>
<th>Activity component</th>
<th>User fees</th>
<th>Other income</th>
<th>Rates</th>
<th>General rate</th>
<th>Residential target</th>
<th>Commercial target</th>
<th>Downtown/other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthquake risk mitigation</td>
<td>-</td>
<td>-</td>
<td>100%</td>
<td>100%</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Building control</td>
<td>65%</td>
<td>-</td>
<td>35%</td>
<td>35%</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Development Control</td>
<td>50%</td>
<td>-</td>
<td>50%</td>
<td>50%</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Weatheright homes</td>
<td>-</td>
<td>-</td>
<td>100%</td>
<td>100%</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

What it will cost

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Income ($000)</td>
<td>Expenditure ($000)</td>
</tr>
<tr>
<td>6.2.1 - Building control and facilitation</td>
<td>(7,660)</td>
<td>11,663</td>
</tr>
<tr>
<td>6.2.2 - Development control and facilitation</td>
<td>(3,005)</td>
<td>6,033</td>
</tr>
<tr>
<td>6.2.3 - Earthquake risk mitigation - built environment</td>
<td>-</td>
<td>1,022</td>
</tr>
</tbody>
</table>

2012/13 6.2 Total | (10,665) | 18,718 | 8,053 | 2,977 |
2013/14 6.2 Total | (10,985) | 19,320 | 8,335 | 17,595 |
2014/15 6.2 Total | (11,316) | 19,645 | 8,329 | 14,454 |
2011/12 6.2 Total | (11,131) | 19,017 | 7,886 | 491 |
### How we’ll measure our performance

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>To measure the timeliness of our legislative compliance processes and related services</td>
<td>Building consents issued within 20 working days</td>
<td>94%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>Code of Compliance Certificates issued within 20 working days</td>
<td>99%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>Land Information Memorandums (LIMs) issued within 10 working days</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>Resource consents (non-notified) issued within 20 working days</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>Resource consents that are monitored within 3 months of project commencement</td>
<td>90%</td>
<td>90%</td>
<td>90%</td>
<td>90%</td>
<td>90%</td>
</tr>
<tr>
<td></td>
<td>Subdivision certificates – Section 223 certificates issued within 10 working days</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>Noise control (excessive noise) complaints investigated within one hour</td>
<td>98%</td>
<td>90%</td>
<td>90%</td>
<td>90%</td>
<td>90%</td>
</tr>
<tr>
<td></td>
<td>Environmental complaints investigated within 48 hours</td>
<td>98%</td>
<td>98%</td>
<td>98%</td>
<td>98%</td>
<td>98%</td>
</tr>
<tr>
<td>To measure the satisfaction of the services we provide</td>
<td>Customers (%) who rate building control services as good or very good</td>
<td>43%</td>
<td>70%</td>
<td>70%</td>
<td>70%</td>
<td>75%</td>
</tr>
<tr>
<td></td>
<td>Customers who rate development control services as good or very good</td>
<td>64%</td>
<td>70%</td>
<td>70%</td>
<td>70%</td>
<td>75%</td>
</tr>
<tr>
<td>To measure the standard of the services we provide</td>
<td>Building Consent authority (BCA) accreditation retention (2 yearly)</td>
<td>Retained</td>
<td>To retain</td>
<td>N/A</td>
<td>To retain</td>
<td>N/A</td>
</tr>
<tr>
<td>To measure our progress on earthquake risk mitigation</td>
<td>Initial assessments of earthquake-prone buildings completed (% of identified potentially earthquake prone buildings)*</td>
<td>510 assessments</td>
<td>85% (700 assessments completed per year)</td>
<td>100% (700 assessments completed per year)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Earthquake prone building notifications (section 124) (%) that are issued without successful challenge*</td>
<td>100% – 79 notifications issued, none challenged</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td>Earthquake strengthened Council buildings – programme achievement*</td>
<td>New measure</td>
<td>On target</td>
<td>On target</td>
<td>On target</td>
<td>On target</td>
</tr>
<tr>
<td>To measure uptake of the Financial Assistance Package (FAP)</td>
<td>Weathertight houses – Financial Assistance Package (number of claims accepted and number of remediations claimed)</td>
<td>New measure</td>
<td>No target</td>
<td>No target</td>
<td>No target</td>
<td>No target</td>
</tr>
</tbody>
</table>

*Measure may be subject to changes, following the report from the Royal Commission of Enquiry into the Christchurch Earthquakes.
## Urban development – long-term outcomes we seek for the city

### How we’ll know we’ve made a difference

<table>
<thead>
<tr>
<th>Outcome Indicators</th>
<th>How we are currently performing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2009/10</td>
</tr>
<tr>
<td>Residents’ perceptions that Wellington is a great place to live, work and play</td>
<td>Live: 94% Work: 75% Play: 90%</td>
</tr>
<tr>
<td>Value of residential and commercial building consents</td>
<td>Commercial: $307.9M Residential: $210.8M</td>
</tr>
<tr>
<td>Population – growth and density (central city, growth spine)</td>
<td>Census not updated</td>
</tr>
<tr>
<td>Residents’ perceptions of the city centre as an easy place to get to, use and enjoy</td>
<td>New measure</td>
</tr>
<tr>
<td>Residents’ perceptions of urban design/urban form safety issues (i.e. graffiti, vandalism, poorly lit public spaces, etc)</td>
<td>New measure</td>
</tr>
<tr>
<td>% of city’s population who reside in the central city</td>
<td>New measure</td>
</tr>
<tr>
<td>Building density throughout the city</td>
<td>Central Area- 1,904 (7.85 buildings/ha); Inner Residential- 10,652 (34.60 buildings/ha); Outer Residential- 76,699 (21.84 buildings/ha); Suburban Centres- 2,217 (7.37 buildings/ha); Growth Spine- 10,172 (13.93 buildings/ha)</td>
</tr>
<tr>
<td>Proportion of houses within 100m of a public transport stop</td>
<td>48%</td>
</tr>
<tr>
<td>Identified earthquake-prone buildings that have been strengthened/demolished</td>
<td>4 strengthened</td>
</tr>
<tr>
<td>Residents’ perceptions that heritage items contribute to the city and local communities’ unique character</td>
<td>80%</td>
</tr>
<tr>
<td>New Zealanders’ perceptions that Wellington is an attractive destination</td>
<td>82%</td>
</tr>
<tr>
<td>Residents sense of pride in the look and feel of the city/central city</td>
<td>96%</td>
</tr>
</tbody>
</table>