

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Ordinary Meeting of Kōrau Tūāpapa | Environment and Infrastructure Committee Rārangi Take | Agenda

9:30 am Rāpare, 8 Haratua 2025

9:30 am Thursday, 8 May 2025

Ngake (16.09), Level 16, Tahiwī

113 The Terrace

Pōneke | Wellington



MEMBERSHIP

Councillor Abdurahman
Councillor Apanowicz
Councillor Brown (Chair)
Councillor Calvert
Councillor Chung
Deputy Mayor Foon
Councillor Free
Poiwi Hohaia
Poiwi Kelly
Councillor Matthews
Councillor McNulty
Councillor O'Neill
Councillor Pannett
Councillor Randle
Councillor Rogers
Mayor Whanau
Councillor Wi Neera
Councillor Young

Have your say!

You can make a short presentation to the Councillors, Committee members, Subcommittee members or Community Board members at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 04-499-4444, emailing public.participation@wcc.govt.nz, or writing to Democracy Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number, and the issue you would like to talk about. All Council and committee meetings are livestreamed on our YouTube page. This includes any public participation at the meeting.

AREA OF FOCUS

The Kōrau Tūāpapa | Environment and Infrastructure Committee has responsibility for:

- 1) RMA matters, including urban planning, city design, built environment, natural environment, biodiversity, and the District Plan.
- 2) Housing.
- 3) Climate change response and resilience.
- 4) Council property.
- 5) Waste management & minimisation.
- 6) Transport including Let's Get Wellington Moving.
- 7) Council infrastructure and infrastructure strategy.
- 8) Capital works programme delivery, including CCOs' and Wellington Water Limited's capital works programmes.
- 9) Three waters

To read the full delegations of this committee, please visit wellington.govt.nz/meetings.

Quorum: 9 members

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1. Meeting Conduct

1.1 Karakia

The Chairperson will open the hui with a karakia.

Whakataka te hau ki te uru,	Cease oh winds of the west
Whakataka te hau ki te tonga.	and of the south
Kia mākinakina ki uta,	Let the bracing breezes flow,
Kia mātaratara ki tai.	over the land and the sea.
E hī ake ana te atākura.	Let the red-tipped dawn come
He tio, he huka, he hauhū.	with a sharpened edge, a touch of frost,
Tihei Mauri Ora!	a promise of a glorious day

At the appropriate time, the following karakia will be read to close the hui.

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness
I te ara takatū	To clear, to free the heart, the body
Koia rā e Rongo, whakairia ake ki runga	and the spirit of mankind
Kia wātea, kia wātea	Oh Rongo, above (symbol of peace)
Āe rā, kua wātea!	Let this all be done in unity

1.2 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the hui, where leave of absence has not previously been granted.

1.3 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.4 Confirmation of Minutes

The minutes of the meeting held on 20 March 2025 will be put to the Kōrau Tūāpapa | Environment and Infrastructure Committee for confirmation.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows.

Matters Requiring Urgent Attention as Determined by Resolution of the Kōrau Tūāpapa | Environment and Infrastructure Committee.

The Chairperson shall state to the hui:

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent hui.

The item may be allowed onto the agenda by resolution of the Kōrau Tūāpapa | Environment and Infrastructure Committee.

Minor Matters relating to the General Business of the Kōrau Tūāpapa | Environment and Infrastructure Committee.

The Chairperson shall state to the hui that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent hui of the Kōrau Tūāpapa | Environment and Infrastructure Committee for further discussion.

1.6 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any hui of the Council or committee that is open to the public. Under Standing Order 31.2 a written, oral, or electronic application to address the hui setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the hui concerned, and subsequently approved by the Chairperson.

Requests for public participation can be sent by email to public.participation@wcc.govt.nz, by post to Democracy Services, Wellington City Council, PO Box 2199, Wellington, or by phone at 04 499 4444 and asking to speak to Democracy Services.

TE ARO PARK AND DIXON STREET UPGRADES- UPDATE AND APPROVAL TO PROCEED.

Kōrero taunaki | Summary of considerations

Purpose

1. This report to the Environment and Infrastructure Committee seeks approval to progress with developing an upgraded design for a permanent transformation of Dixon Street.

Strategic alignment

2. The most relevant community outcomes, strategic approaches, and priorities for this paper include:

Community Outcomes

- Cultural Wellbeing – A welcoming, diverse, and creative city
- Social Wellbeing – A city of healthy and thriving whānau and communities
- Economic Wellbeing – An innovative business friendly city
- Environmental Wellbeing – A city restoring and protecting nature

Strategic approaches

- Integrating te ao Māori
- Making our city accessible and inclusive for all
- Engaging our Community
- Value for money and effective delivery

Priorities

- Transform our transport system to move more people with fewer vehicles
- Nurture and grow our arts sector
- Celebrate and make visible te ao Māori across our city

Relevant previous decisions

3. On 30 May 2024 the Long-Term Plan, Finance and Performance Committee requested- *officers report back on all projects within the City Streets budget for a council decision on prioritisation by September 2024 with a focus on delivering the following projects within years 1 to 3 of the LTP.... d) Dixon St upgrade (required as part of the Golden Mile design).* [Minutes of Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee - Thursday, 30 May 2024](#) This report back occurred at a [briefing to Council](#) in September 2024.
4. Alongside the designed upgrade of Dixon Street that is being decided in this paper, in parallel officers are progressing the relevant previous decision from September 2022 where the Social, Cultural and Economic Committee approved the Tūpiki Ora Action

Plan that set out how the Council will implement the Tūpiki Ora Māori Strategy over the 2022-2027 period. Under the Priority Waypoint 'Te whakatairanga i te ao Māori (enhancing and promoting te ao Māori)' a goal was set that Mana Whenua and te ao Māori narratives, identities, histories and landmarks are increasingly present and visible, and there is a growing understanding and recognition within the region through education and resource. [Agenda of Pūroro Rangaranga | Social, Cultural and Economic - Thursday, 1 September 2022](#)

5. In September 2022, the Regulatory Processes Committee approved TR169-22, changes to Dixon Street, which included: Time Limited parking, No Stopping At All Times, Metered Parking, Loading Zone, Emergency Parking, Motorbike Parking and Mobility Parking. These were in response to the temporary decking and outdoor dining streetscape enhancements delivered as part of Pōneke Promise. [Agenda of Pūroro Hātepe | Regulatory Processes Committee - Wednesday, 7 September 2022](#)
6. In March 2022 the Planning and Environment Committee adopted the Wellington Bike Network, including Dixon Street as a primary central city connector. [Agenda of Pūroro Āmua | Planning and Environment Committee - Thursday, 10 March 2022](#)
7. At the Planning and Environment Committee meeting in November 2021, an amendment was made to the paper on a Fossil Fuel Free Central City agreeing to "Open up Dixon Street (Taranaki Street to Victoria Street) as budgeted in the Pōneke Promise....to people by limiting private vehicle access, for consideration in the LTP 24-34 process". [Agenda of Pūroro Āmua - Planning and Environment Committee - Wednesday, 10 November 2021](#)
8. In September 2021 the Social, Cultural and Economic Committee noted the progress made on the implementation of the Pōneke Promise City Safety programme, developed to deliver, alongside our partners, on a clear and urgent safety concern in the central city. This included identifying the streetscape improvements on Dixon Street and the connection with Te Aro Park. [2021-09-02 Agenda SCE](#).
9. In August 2021 the Planning and Environment Committee approved the LGWM City Streets Indicative Business Case which included an East/West walking and cycling connection on Dixon Street. [Agenda of Pūroro Āmua - Planning and Environment Committee - Wednesday, 25 August 2021](#)
10. On 30 June 2021 the Long-Term Plan, Finance and Performance Committee adopted the Long-Term Plan 2021-31 including \$7.2m for Pōneke Promise to address safety concerns in the central city. [Agenda of Ordinary Council Meeting - Wednesday, 30 June 2021](#)

Significance

11. The project is **rated medium significance** in accordance with schedule 1 of the Council's Significance and Engagement Policy. Street changes generally have the potential to generate interest or controversy. However, the decision has a low impact on Council being able to perform its role and it is a logical next step based on prior decisions.

Financial considerations

☐ Nil ☒ Budgetary provision in Annual Plan / ☐ Unbudgeted

| Long-term Plan |

12. Dixon Street Upgrades has \$7m allocated in year 3 of the LTP. Te Aro Park has \$3.2m across years 2 and 3. Future potential upgrades to Te Aro Park are not budgeted for in the current LTP.

Risk

| ☐ Low | ☒ Medium | ☐ High | ☐ Extreme

13. This project forms part of a wider strategic response to harm prevention through improving community safety in our public spaces and climate change by delivering safe and attractive transport networks that reduce the reliance on private vehicles. The project will also play a complementary role in mitigating the risk of 'Inadequate Implementation of Tūpiki Ora and Tākai Here'. Any street changes that involve a change to parking tends to generate high public interest and can receive negative media attention.

Authors	Brennan Baxley, Senior Urban Designer Claire Pascoe, Transitional Programme Manager
Authoriser	Vida Christeller, Manager City Design Liam Hodgetts, Chief Planning Officer

Taunakitanga | Officers' Recommendations

Officers recommend the following motion:

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. **Direct** officers to progress an upgraded design for Dixon Street, working alongside mana whenua, Te Aro Pā Trust, local businesses, and key stakeholders ensuring integration with Te Aro Park, in preparation for traffic resolution consultation in early 2026.

Whakarāpopoto | Executive Summary

14. Pōneke Promise was a coordinated, community driven programme created to keep our city safe. It was a social contract, launched together in late 2020 to early 2021 with Greater Wellington Regional Council, the Police, the hospitality industry and retailers in response to the community's concerns around safety in the central city.
15. Physical improvements were a key part of the response plan and within this context City Design began work on urban realm upgrades to Te Aro Park and the surrounding area. This area was prioritised due to specific safety concerns including anti-social behaviour around the public toilets, and opportunities to address the footpath safety. As a result, temporary changes were made to Dixon Street and the toilets at Te Aro Park were ultimately relocated to Inglewood Place.
16. As part of Pōneke Promise, longer term upgrades for Te Aro Park were proposed which included a design process in partnership with mana whenua, who aspire to enhance the mana of the historic Te Aro Pā, a highly significant cultural site.
17. In parallel, Let's Get Wellington Moving (LGWM), through their City Streets programme, was working on the longer-term design of Dixon Street. LGWM were responsible for delivering improved pedestrian outcomes and the bike network

connection from Golden Mile through to Willis Street and were integrating the developing aspirations from mana whenua for the street to better connect with the park. This project was due to be delivered in 2025 and would have replaced the temporary boardwalk installations on Dixon Street that are starting to degrade.

18. When LGWM was dissolved, Council took on responsibility for delivering the longer-term upgrades to Dixon Street.
19. This paper seeks approval to progress an upgraded design for Dixon Street, working alongside mana whenua, Te Aro Pā Trust, local businesses, and key stakeholders ensuring integration with Te Aro Park, in preparation for traffic resolution consultation in early 2026. Officers preferred option is to proceed with further engagement, design and consultation, including a traffic resolution for the street changes, for upgrades to Dixon Street. Officers will also progress a co-design process for Te Aro Park. Depending on the outcome of the co-design process, funding may be sought through future Annual Plan or Long-Term Plan processes for the park section of the design.
20. The construction of the upgrades will be coordinated with the Golden Mile project to leverage efficiencies as much as possible and minimise disruption to businesses and the transport network.
21. This option enables the benefits of an integrated design to be realised over the coming years, including the co-design process for Te Aro Park. It allows for phased construction that aligns with the current LTP funding for the street upgrades and the construction of the Golden Mile.

Takenga mai | Background

22. The Dixon Street and Te Aro Park scope of works has evolved from two different programmes, Pōneke Promise (now the City Safety and Wellbeing Plan) and the LGWM City Streets Programme.
23. A social agreement was created in early 2021 by local government, the Police, the hospitality, and retail sectors, as well as social services in response to community concerns about crime, safety, and antisocial behaviour in the central city.
24. As part of the evidence base for the programme, a 'Te Aro Park Assessment Harm' report was published in September 2020, identifying several opportunities to improve safety in the area.
25. Wellington City Council launched the Pōneke Promise in 2021 alongside funding in the Long-Term Plan for a programme of work to improve the safety of the public space in the central city, reduce harm and sexual violence, and work with businesses to ensure they feel safe. Ngāti Toa and Taranaki Whānui were consulted to establish how council and mana whenua would work together over the course of the programme.
26. The programme developed strong relationships between the Council and key strategic partners for city safety, including the Police, Wellington City Mission and DCM. At the time, the Council also worked with the Chamber of Commerce, the Ministry of Social Development, Hospitality NZ, and First Retail.
27. An early output of this work was interim public space improvements to Dixon Street and the relocation of the toilets that were previously in Te Aro Park. The street changes were designed to enhance the pedestrian experience and improve visibility to, from

and through the park as well as general safety and the amenity of the area. The improvements are still in place today but require an upgrade due to the temporary nature of the materials used.



Before and after photos of Dixon Street temporary improvements delivered in 2022

28. In the District Plan this area is next to the heritage area of Cuba Street. It is also located on and near sites of significance to Māori, including the Te Waimapihi stream and Te Aro Pā. Mana Whenua aspirations for this space and nearby areas consider restoring the wairua, restoring mana, increasing visibility, and returning respect for the whenua.
29. Shona Rapira-Davies is an artist of Ngātiwai ki Aotea iwi descent. She designed and made 'Te Waimāpihi' the large and visible ceramic tile public artwork currently in Te Aro Park. Shona was commissioned in 1988 to begin work on the artwork for the space formerly known as Pigeon Park. She consulted with mana whenua during the design and fabrication. The site and artwork officially opened in 1992, when the space became known as Te Aro Park.
30. When the more recent co-design process was initiated as part of Pōneke Promise, mana whenua aspirations and the functional requirements of the site were developed. They included addressing the site's safety concerns and unlocking future use, requiring solutions for sightlines, visibility, crime prevention through environmental design, and other hazards.
31. A working group with the Te Aro Pā Trust, mana whenua representatives, and a representative for Shona Rapira-Davies was set up to move forward with co-design of the Te Aro Park space. This group has been named the Mana Whenua Reference Group and over a year, from June 2022 to mid-2023, co-design work was conducted with this group, rangatahi, businesses and affected stakeholders. Through this process the scope of the design extended to include the section of Dixon Street adjacent to the park.
32. Permanent upgrades to Dixon Street were previously excluded from the Pōneke Promise project because it was anticipated that this would be done through the Let's Get Wellington Moving City Streets project which had Dixon Street (from Taranaki to Willis St) within its scope.
33. When Let's Get Wellington Moving (LGWM) dissolved in 2024, Council took over the delivery of permanent improvements to Dixon Street as part of its Central City Upgrades programme.

34. The LTP 2021-2024 allocated \$3.2M for the design and delivery of Stage II Te Aro Park and toilet relocation to Inglewood Place (from Pōneke Promise) and a further \$7M for Dixon Street Upgrades.
35. The project's design progress and further engagement with stakeholders had been on hold since mid-2024 due to uncertainty of provisional funding for the project scope and the amended LTP, however the Mana Whenua Reference Group has recently been re-engaged to support the project and confirm the recommended approach going forward.
36. The Pōneke Promise programme has since evolved into the City Safety and Wellbeing Plan (the Plan) which builds on Pōneke Promise and is committed to making the city a safer, more vibrant place for everyone.

Kōrerorero | Discussion

37. To ensure the best outcome for mana whenua and the wider city, it is recommended that the design of the Dixon Street upgrades is progressed. While the upgrades are progressing, officers will work with the Mana Whenua Reference Group on the co-design of Te Aro Park. This approach has been endorsed by the group, including a representative of Shona Rapira-Davies.
38. If approved by Council, the detailed design of Dixon Street will progress before the park is considered for further capital funding, but the co-design process will provide an understanding of how the street and park designs should relate and where there are design dependencies and efficiencies.
39. Alongside mana whenua, we will be working towards a more holistic and integrated design to allow for fully integrated civil infrastructure design across the wider site.
40. Construction will be designed for the project to be delivered in phases, dependant on future Council approvals regarding funding of the park upgrade. The first phase of delivery will be focussed on Dixon Street, to coordinate with the Golden Mile changes happening on Courtenay Place. Construction will be closely planned with the Golden Mile project team to maximise efficiencies and minimise disruption to businesses and the transport network.
41. Public consultation for any changes on the Dixon Street will be carried out via traffic resolution in early 2026.
42. The allocated budgets for Pōneke Promise and Central City Upgrades in Years 1-3 of the LTP can contribute to the full integrated *design* of both the Dixon Street and Te Aro Park projects but can only cover the *construction* of the street upgrades and only a small portion of the park in Years 2-3. There is currently no funding allocated for delivery of a wider Te Aro Park upgrade so this would be subject to future Council decisions following confirmation of mana whenua aspirations for the park.
43. Construction of the Dixon Street upgrades is planned for the 2026/27 year, as allocated in the current LTP and will be coordinated with Golden Mile Courtenay Place upgrades.

Kōwhiringa | Options

44. Option 1: Do not proceed with the design of Dixon Street and leave the street, and the adjacent park, as it is. This option is not recommended as it creates a gap in the central city bike network between Courtenay Place and Victoria and Willis Streets and fails to

provide an improved pedestrian experience or improved safety in the area. Without an upgrade to Dixon Street, the temporary improvements made in 2022 will remain.

45. Option 2 (recommended): Progress with developing an upgraded design for Dixon Street, in preparation for traffic resolution public consultation in early 2026.
46. Option 3: Pause the development of a design for Dixon Street until decisions about the future of Te Aro Park, and any related designs, are confirmed. This option is not recommended as it would result in a disconnect between the upgrades to Courtenay Place, which will commence this year, and the delivery of the adjacent changes to Dixon Street. It will also create uncertainty about how the project will be funded in the future.

Whai whakaaro ki ngā whakataunga | Considerations for decision-making

Alignment with Council's strategies and policies

47. This project aligns with the following Council's strategies and policies:
 - 2024-2034 Long Term Plan
 - 2024 District Plan
 - Paneke Pōneke Bike Network Plan
 - Green Network Plan
 - Te Atakura Climate Action Plan
 - Public Space Design Policy
 - Parking Policy
 - Our City Tomorrow: Spatial Plan for Wellington City (Central City and Open Spaces)
 - Tūpiki Ora Māori Strategy
 - City Safety and Wellbeing Plan

Engagement and Consultation

48. Public engagement on the bike network was undertaken as part of Paneke Pōneke in 2021.
49. Engagement through the Pōneke Promise programme included workshops with mana whenua, youth groups, residents, and businesses, which occurred between 2022 and late 2023.
50. This project has been rated medium on the engagement spectrum, with a requirement for further public consultation for Dixon Street changes.
51. The project team has recently re-engaged with the Mana Whenua Reference Group, ensuring endorsement for steps moving forward with the design and delivery of Dixon Street and its relationship to Te Aro Park.
52. The project team has developed an engagement and communications plan which will be updated based on direction from this decision.
53. Changes to Dixon Street and the immediate area will provide benefits for local businesses once they are built but will have impacts during construction. The project team includes members of the Economic Wellbeing team to ensure that businesses are

aware of the opportunities to give feedback on the design, kept up to date on the project and to help mitigate construction impacts as much as possible.

Māori Impact Statement

54. Considerations of the options have been shared with our Mana Whenua Reference Group. Their feedback has been incorporated into this paper.
55. Tākai Here highlights the importance of working together with our mana whenua to achieve outcomes. Further consultation is planned with our Mana Whenua Reference Group for design stages and delivery.
56. Future changes to this space will affect a site of significance to Māori. The project expects full consideration of the significance and will undertake the appropriate processes which include overall engagement or project steering with mana whenua, consenting, and archaeological oversight.
57. As part of our Tūpiki Ora Māori strategy, the future state of Te Aro Park & Dixon St has been and will continue to be in collaboration with a mana whenua-led concept design and artist.
58. The proposed area is a Site of Significance to Māori as per the District Plan - reference to M67 Te Aro Kainga. This also includes historically significant watercourse currently piped under the proposed site, the Waimāpihi Stream. The origin of the name comes from a chieftainess Mapihi (Ngati Mamoe/Ngai Tara) bathing in the stream. Te Aro Pā and the stream was an integral part of a larger system for gathering kai and materials for
59. Port Nicholson Block Settlement Trust (PNBST) represented by Taranaki Whānui ki Te Ūpoko o Te Ika (TW) shares mana whenua status in the Wellington region. The mana whenua values, O Tātou Uara have been provided for this project by Leslie Brown, TW representative and Te Aro Pā Trustee to guide construction projects and provide basis for the design to enhance and maintain the cultural significance of the park.

Financial implications

60. The outcome of this paper does not impact the LTP 24-34 budget decisions.
61. This project is also DC (Development Contribution) funded and included in the DC Policy categories "Parks and Reserves" and "Transport".
62. Potential future upgrades to Te Aro Park, which are linked to the work on Dixon Street, are not currently budgeted for in the current LTP. Depending on the outcome of a co-design process, funding may be sought in future annual or LTP processes for the park section of the design.

Legal considerations

63. The decision in this paper is about whether to proceed with an updated design to Dixon Street.
64. If approval to progress the design is obtained, a detailed design will be developed for Dixon Street.

65. Consultation with the public on both the detailed design and any necessary traffic resolution for changes to Dixon Street is expected in accordance with section 82 of the Local Government Act 2002 of the Local Government Consultation with the public on both the detailed design and any necessary traffic resolution for changes to Dixon Street is expected in accordance with section 82 of the Local Government Act 2002.

Risks and mitigations

66. The boardwalk currently in place was designed and built as a temporary installation. close monitoring of the assets state will be required to ensure maximum longevity.
67. The outcome of this paper precedes the final confirmation of the LTP 2024-34 Amendment, which includes Year 2 and 3 funding for both Dixon Street and Te Aro Park. This may affect the commitment Council has to the project, and subsequently impact timing, but this can be mitigated with clear communications to stakeholders and procurement processes that acknowledge the need for final confirmation of funding in June 2025.

Disability and accessibility impact

68. As part of the outcome of this paper, further detailed design will include addressing accessibility issues, and undergoing audits as part of project assurance.
69. The design also will be presented to the Accessibility Advisory Group for feedback and include consultation with stakeholders from the disability's community.

Climate Change impact and considerations

70. As an outcome of this paper, the design of Te Aro Park and Dixon Street will look to contribute positively to Wellington's Zero Carbon Goal to:
- Replace the temporary infrastructure with permanent and durable structures that may reduce the need for frequent repairs and replacements and thereby contributing to reduced emissions.
 - Plant new trees which will capture and store carbon.
71. Complete the bike connection which will promote mode shift and reduce emissions.

Communications Plan

72. A communication plan has been drafted and will be updated over the lifespan of the project. Following the outcome of this paper, an update will be communicated to mana whenua partners and other key stakeholders.

Health and Safety Impact considered

73. If approved to proceed, the design process will progress which will include addressing known safety issues and undergoing audits (including accessibility, Crime Prevention Through Environmental Design and road safety) as part of project quality assurance.
74. The project provides an opportunity to improve health outcomes for people in the city by making active forms of transport including walking and cycling safer and more attractive.

Ngā mahinga e whai ake nei | Next actions

- 75. If the preferred option is approved by the Kōrau Tūāpapa Environment & Infrastructure Committee, with any amendments, the project team will formally complete the Business Case, progress with the detailed design of Dixon Street.
- 76. Preparation will begin for public consultation on traffic resolutions in early 2026 including early engagement with local businesses and other key stakeholders.
- 77. Following the outcome of the paper, detailed planning and preparation around appropriate tikanga for the construction process in a Site of Significance to Māori will be undertaken.
- 78. The outcome of the detailed design and traffic resolution consultation will be presented at a future committee by mid-2026 and will seeking approval to progress into the delivery stage.

Attachments

Nil

BUSINESS IMPROVEMENT DISTRICT (BID'S) POLICY AMENDMENT

Kōrero taunaki | Summary of considerations

Purpose

This report seeks approval to adopt four amendments to the Business Improvement District (BID) Policy following consultation with key stakeholders.

Strategic alignment

1. This decision aligns our Business Improvement District (BID) Policy with our commitment to our Takai Here and Te Tiriti o Waitangi Partners. The updated policy supports two Long Term Plan strategic outcomes; Cultural Wellbeing – A welcoming, diverse and creative city and Economic Wellbeing – An innovative business friendly city.

Relevant previous decisions

2. This report sets out four proposed amendments to the current Business Improvement District (BID) Policy; originally established in 2013 and revised in 2018.
3. The 2018 amendments updated the policy in line with stakeholder feedback, to keep the policy fit for purpose for BIDs. The amendments primarily clarified and updated several processes related to the BID (Business Improvement District) framework, including:
 - a. Aligning the audit requirements for financial accounts with WCC's internal accounting standards.
 - b. Updating the method for setting targeted rates based on full capital value.
 - c. Clarifying Council's role in forming a BID, with the responsibility for contacting owners and occupiers to create the voter register now shared between Council and the proposing BID. Additionally, the process for conducting polls on boundary changes was streamlined, with Council managing the poll process.
 - d. Other more minor changes included updating the mediation process to align with the Arbitrators and Mediators of the Institute of New Zealand Inc (AMINZ) and reflecting changes to audited accounts in reporting and review procedures.

Significance

4. The decision is rated low significance in accordance with Schedule 1 of the Council's Significance and Engagement Policy.

Financial considerations

| ☒ Nil | ☐ Budgetary provision in Annual Plan / Long- | ☐ Unbudgeted \$X

| term Plan |

Risk

| ☒ Low | ☐ Medium | ☐ High | ☐ Extreme

Authors	Rula Awad, Business Engagement Principal Advisor Geoff Lawson, Team Lead, Policy Melissa Davey, Manager Economic Strategy & Commercial
Authoriser	Anna Calver, Chief Economic and Engagement Officer

Taunakitanga | Officers' Recommendations

Officers recommend the following motion:

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information.
2. Adopt the key amendments of the policy as set out in this paper.

Whakarāpopoto | Executive Summary

5. This report seeks approval to adopt four amendments to the Business Improvement District (BID) Policy to make it fit for purpose.
6. The updates to the BID policy seek to:
 - a. Support the economic development of all business sectors within the BID area, while also fostering meaningful engagement with mana whenua to ensure relevant projects align with tikanga, kawa, and the principles of Te Tiriti o Waitangi.
 - b. Update audit requirements to provide clarity and reduce compliance costs for BIDs.
 - c. Agree to the sharing of the commercial ratepayer database with BIDs within their BID area to support transparency, connection and networking.
 - d. Clarify the timeframe for any polls required for any proposed new BID or BID expansion.
7. This policy is being updated to align with BID stakeholder requirements and relevant Council strategic priorities and follows appropriate engagement with each BID.

Takenga mai | Background

8. The Council developed the BID policy in 2013, starting with the Miramar BID. There are now six BIDs comprising approximately 613 businesses throughout Miramar, Karori, Johnsonville, Tawa, Khandallah and Destination KRL (Kilbirnie, Rongotai & Lyall Bay).
9. Business and commercial ratepayers within an area vote to form a BID, via a poll. If there is sufficient support in favour of a BID, councils then levy the relevant ratepayers within the BID, with funds ring-fenced for uses specific to the needs of the BID area.

10. Local businesses and commercial ratepayers within the BID decide and direct what they want in their area, typically in the form of an executive committee comprising of a select number of businesses, as determined by each BID's constitution.
11. Council responsibilities in the BID programme are to provide information and advice as appropriate; consider whether to set a targeted rate for the purpose of BID programmes; set a targeted rate, providing the Association has complied with the terms of this policy; and monitor and review the performance of BIDs.
12. The BID programme benefits local economies by increasing foot traffic and consumer spending, leading to revenue growth and job creation. They enhance infrastructure through investments in green spaces, public art, improved lighting, making areas safe and attractive, and foster collaboration among businesses, property owners, and local councils, boosting community pride and cohesion.

Kōrerorero | Discussion

13. This paper proposes four policy amendments to ensure the BID policy remains fit for purpose and aligned with BID's needs.
14. These amendments respond to requests from BIDs as well ensuring the policy remains aligned to the Council's strategic objectives.
15. The engagement process to update the policy was designed to be inclusive and responsive, ensuring that stakeholder insights were meaningfully reflected in the proposed policy amendments. This included three rounds of engagement including workshops, discussions, and written feedback with key stakeholders including BID Managers, Chairs, and Committee members contributing to shaping the proposed changes to the Business Improvement District (BID) Policy 2025.
16. The proposed amendments and context for these changes is set out below.

Amendment 1: BID Association Responsibilities

17. This amendment clarifies responsibilities for developing strategic plans to support economic growth and meaningfully engage with mana whenua to ensure decisions align to tikanga, kawa and the principles of Te Tiriti o Waitangi.

Clause 4.2 BID Association responsibilities

The BID Association will:	
<i>Existing clause</i>	<i>Additional Amendment</i>
<ul style="list-style-type: none"> - comply with its constitution and the BID policy. - comply with all other relevant laws and regulations. - maintain proper meeting and accounting records demonstrating how the targeted rate and grant money is used and make such records available to the Council on request. 	<ul style="list-style-type: none"> - Develop a strategic plan to support the area's economic development in order to benefit all business sectors within the BID area boundary. - Meaningfully engage with mana whenua to ensure decisions align to tikanga (Māori customs / procedures; also translated as the right way of doing things), kawa (protocol) and the principles of Te Tiriti o Waitangi in any relevant project that has potential to impact mana whenua.

18. Developing a strategic plan is vital for driving economic growth within the BID area. It ensures that all business sectors are considered, and that activity undertaken by each BID aligns to a strategic vision and target outcomes.
19. Meaningful engagement with mana whenua ensures that decisions respect and incorporate tikanga, kawa, and the principles of Te Tiriti o Waitangi, and ensures alignment with the Council's Takai Here partnership.

Amendment 2: Accountability

20. This amendment will simplify the audit requirements for each BID by aligning audit frequency with the scale of operations to strike a balance between fiscal accountability, administrative efficiency and affordability.

Clause 5.2 Accountability

<i>Existing clause</i>	<i>Recommended Amendment to replace the existing clause</i>								
<ul style="list-style-type: none"> - Audited accounts to be provided: annually where the targeted rate income is equal to or over \$100,000; and every second year where the targeted rate income is less than \$100,000, or on request by the Council. 	<ul style="list-style-type: none"> - Audited accounts must be provided as per below. - Additionally, the Council may request an audit or review at any time. 								
<table> <tr> <td>Targeted rate over NZ\$250k</td><td>Audited account every year</td></tr> <tr> <td>Targeted rate between NZ\$150 - NZ\$250K</td><td>Audited account every second year</td></tr> <tr> <td>Targeted rate between NZ\$50K - 150K</td><td>Review account every second year</td></tr> <tr> <td>Targeted rate less than NZ\$50K</td><td>Review account every third year</td></tr> </table>		Targeted rate over NZ\$250k	Audited account every year	Targeted rate between NZ\$150 - NZ\$250K	Audited account every second year	Targeted rate between NZ\$50K - 150K	Review account every second year	Targeted rate less than NZ\$50K	Review account every third year
Targeted rate over NZ\$250k	Audited account every year								
Targeted rate between NZ\$150 - NZ\$250K	Audited account every second year								
Targeted rate between NZ\$50K - 150K	Review account every second year								
Targeted rate less than NZ\$50K	Review account every third year								

21. The current BID Policy mandates that audited accounts be provided annually when the targeted rate income equals or exceeds NZ\$100,000, and every second year when the income is below this threshold, or upon request by the Council. This requirement results in significant audit fees - approximately NZ\$5,000 for each BID - which represents a substantial portion of their annual targeted rate.
22. Wellington has smaller BIDs due its smaller suburban centres. This amendment aims to reduce the financial burden on these smaller BIDs, ensuring that audit requirements are more proportionate to the scale of their operations while maintaining accountability and transparency where appropriate.
23. Regular audits and reviews are a fundamental component of good governance, serving to protect BID Committees by ensuring transparency, accountability, and compliance. This oversight helps safeguard committee members against potential allegations or reputational risks, reinforcing public trust and confidence in BID operations.

Amendment 3: Sharing of Ratepayer Records and Data Management

24. This amendment will ensure proper handling of business ratepayer data ensuring compliance with relevant legislation.

Clause 7.6 Developing a list of owners and occupiers

<i>Existing clause</i>	<i>Additional Amendment</i>
<ul style="list-style-type: none">- A list must be compiled of owners and occupiers within the agreed boundaries of the BID.- Businesses occupying, but not owning property, will need to be identified. The Council will compile property owner details. The list will form the basis of the voter register.	<ul style="list-style-type: none">- Each financial year Wellington City Council will provide a database of commercial ratepayers in the proposed BID programme area once the BID programme boundary area has been identified.- The information is private information, held under the Local Government (Rating) Act 2002, LOGIMA and the privacy act 2020.- The information has been collected for administering the rating system. It can be released as per the (Privacy Act s22, information privacy principle 10) However it must not become part of a bulk mailing database (s 28A(6)(b) LGRA 2002).

25. This supports the BID's engagement and communication where the use of the data can facilitate regular, targeted communication with property owners, informing them of BID activities and seeking their input when needed.
26. The Council is authorised to disclose the owner and business ratepayer database to facilitate the establishment of a Business Improvement District (BID) and foster confidential relationships. This database will be exclusively utilised for the BID-related activities within the designated area.

Amendment 4: Time of Poll

27. Develop and implement clear, structured guidelines that outline the specific timelines and procedures for polling and balloting related to Business Improvement District (BID) decisions. These guidelines will provide all stakeholders with a clear understanding of the key dates, requirements, and steps involved in the polling and ballot process.

Clause 8.1 Types of polls: new wording emphasised below

<i>Existing clause</i>	<i>Recommended Amendment to replace the existing clause</i>
<ul style="list-style-type: none">- Those proposing a BID should consult with Council on the timing of BID voting. Polls must be completed in sufficient time so that they can be	<ul style="list-style-type: none">- Those proposing a BID should consult with Council on the timing of BID voting. Polls must be completed by end of November, at the latest, in

ratified by the Council and any changes included in the Annual Plan process (refer to section 7 of this policy).	any year and must hold the poll open for at least 20 working days so that they can be ratified by the Council and any changes included in the Annual Plan process (refer to section 7 of this policy). BID polls must be run in the following circumstances.
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Other Minor Amendments

28. Several minor wording amendments will be introduced to the BID Policy to enhance clarity and improve accuracy. For example, the term "business" will be replaced with "commercial ratepayer" to more precisely reflect the policy's intent and target audience.

Kōwhiringa | Options

29. There are three options available to the committee:
- Adopt the key amendments to the policy as outlined in this report. Changes will be made by 1 July 2025 to ensure compliance within the new financial year. This has strong support from key stakeholders. This is the preferred option.
 - Adopt only one or some of the amendments. This option is not recommended.
 - Not adopt any of the amendments and wait for a full review of the policy. This option is not recommended as these amendments have been identified by stakeholders as the areas that need improvement to better support the BIDs. Waiting for a full policy review would delay these necessary changes and potentially cause frustration.

Whai whakaaro ki ngā whakataunga | Considerations for decision-making

Alignment with Council's strategies and policies

30. By amending the policy, Council can ensure that the BID framework better supports economic vitality, improves local governance, and integrates with Wellington's long-term strategic plans, including:
- Economic Wellbeing Strategy – Outcome 3: A Business-Friendly City, bring learning and sharing best practices to solve challenges.
 - Takai Here Partnership – The proposed policy update integrates the Takai Here partnership as outlined in Objective Two: Ensuring alignment with the Council's Māori Partnership framework.

Engagement and Consultation

31. The draft policy amendments have been provided to all Business Improvement District (BID's) – (Miramar, Khandallah, Tawa, Destination KRL (Kilbirnie – Rongotai – Lyall Bay), Karori and Johnsonville).
32. Chairs, managers and committee members were invited to provide feedback from all their affiliates. A feedback report is available on request. In response, officers have

made some changes to the draft policy. Overall, submitters were generally supportive of the key proposed amendments.

33. The proposed amendments to the Business Improvement District Policy is rated low significance on the significance and engagement policy.

Māori Impact Statement

34. BID's will recognise the potential for opportunities and growth for Māori businesses and other possible situations. The Mataaho Aronui team is able to assist in connecting and highlighting this potential.

Financial implications

35. This report does not create financial implications for the Council.

Legal considerations

36. Not applicable.

Risks and mitigations

37. Overall, this is rated as low risk on the Council's risk framework.

Disability and accessibility impact

38. Not applicable.

Climate Change impact and considerations

39. Not applicable.

Communications Plan

40. Following this decision by elected members, the final Business Improvement District Policy will be communicated to all stakeholders and the updated policy will be added to the Council website.

Health and Safety Impact considered.

41. Not applicable.

Ngā mahinga e whai ake nei | Next actions

42. If the amendments are adopted, the updated Business Improvement District policy will supersede the 2013–2018 Business Improvement District Policy, and a final version will be added to the Council website.

Attachments

Nil

SUBMISSION ON THE SALE AND SUPPLY OF ALCOHOL (SALES ON ANZAC DAY MORNING, GOOD FRIDAY, EASTER SUNDAY, AND CHRISTMAS DAY) AMENDMENT BILL

Kōrero taunaki | Summary of considerations

Purpose

1. This report to the Environment and Infrastructure Committee seeks approval for the attached submission on the Sale and Supply of Alcohol (Sales on Anzac Day Morning, Good Friday, Easter Sunday, and Christmas Day) Amendment Bill (Amendment Bill).

Strategic alignment

2. The most relevant community outcomes, strategic approaches, and priorities for this paper include:
 - **Community outcomes:**
 - Economic Wellbeing – An innovative business friendly city
 - Social Wellbeing - A city of healthy and thriving whānau and communities.

Relevant previous decisions

3. Wellington City Council (the Council) made a submission to the Commerce Select Committee in December 2015 regarding the Shop Trading Hours Amendment Bill.
4. The submission preferred a consistent national approach to shop trading restrictions on Easter Sunday over bespoke Easter Sunday trading policies for councils. No proposals were related to the sale of alcohol on the restricted trading days.

Significance

5. The decision is **rated low significance** in accordance with schedule 1 of the Council's Significance and Engagement Policy.
6. The proposals have a low impact on the Council being able to perform its role.

Financial considerations

☒ Nil ☐ Budgetary provision in Annual Plan / Long-term Plan ☐ Unbudgeted \$X

7. The decision in this report does not involve financial commitments from the Council.

Risk

☒ Low ☐ Medium ☐ High ☐ Extreme

8. Officers consider the decision to approve the submission to be low risk.

Authors	Lily Zhang, Senior Advisor Geoff Lawson, Team Lead, Policy
Authoriser	Baz Kaufman, Manager Strategy and Research Andrea Reeves, Chief Strategy and Finance Officer

Taunakitanga | Officers' Recommendations

Officers recommend the following motion:

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. **Receive** the information.
2. **Approve** the attached submission on the Sale and Supply of Alcohol (Sales on Anzac Day Morning, Good Friday, Easter Sunday, and Christmas Day) Amendment Bill (Attachment 1).
3. **Agree** to delegate authority to the Chief Executive to make amendments to the draft submission (Attachment 1) to reflect any feedback of the Kōrau Tūāpapa | Environment and Infrastructure Committee.

Whakarāpopoto | Executive Summary

9. The purpose of this report is to seek approval for the Council's submission to the Amendment Bill, which opened for consultation on 9 April 2025.
10. The Amendment Bill proposes to repeal existing restrictions on the sale of alcohol by on-licences and off-licences on Anzac Day before 1pm, Good Friday, Easter Sunday, and Christmas Day. The Amendment Bill does not propose changes to existing shop trading restrictions on these days.
11. The proposed submission generally supports the Amendment Bill, as it would make alcohol sale rules clearer and more consistent with existing shop trading rules.

Takenga mai | Background

12. On 20 February 2025, the Amendment Bill was introduced to Parliament. It passed first reading on 9 April 2025 with a conscience vote. The Amendment Bill is now open for consultation until 22 May 2025.
13. The Amendment Bill (Attachment 2) proposes to repeal sections 47 and 48 of the Sale and Supply of Alcohol Act 2012 and make consequential amendments. The Amendment Bill, if passed into law, would remove the existing restrictions on the sale of alcohol by on-licences and off-licences on Anzac Day before 1pm, Good Friday, Easter Sunday, and Christmas Day.
14. The Amendment Bill does not propose to change the existing trading restrictions in the Shop Trading Hours Act 1990. Only licensed businesses that are permitted to open on these days, such as cafes, restaurants, and small grocery stores will be able to sell alcohol.

Kōrerorero | Discussion

15. Current restrictions on these public holidays for on-licences require that a meal be provided with alcohol sales, or that the customers be residing or lodging on the premises to purchase alcohol. Operators can apply for special licences to be exempt from these restrictions.
16. These requirements are not well understood by operators and are inconsistently applied. Operators consider the special licence process is uncertain for their business planning, such as not knowing whether to roster additional employees until their special licences are approved.
17. Off-licences are currently prohibited from selling alcohol on these restricted trading days, and this prohibition cannot be exempted with a special licence.
18. The attached submission generally supports the proposed Amendment Bill.
19. The main points of the submission are:
 - Removing current alcohol sale restrictions for on-licences could improve the clarity and certainty of trading rules on the restricted trading days.
 - Removing current alcohol sale restrictions for on-licences may have less impact on alcohol-related harm than removing alcohol sale restrictions for off-licences on the restricted trading days.
 - The proposed Amendment Bill is consistent with the original policy intent in the Act to keep alcohol sales restrictions in line with general shop trading restrictions.

Kōwhiringa | Options

20. Option 1 – Approve the attached submission (recommended)
 - Submitting on the Amendment Bill allows the Council to feed back on the potential implications of the proposal on its role.
21. Option 2 – Approve the submission with amendments
 - Note that officers recommend that the Chairs of the relevant committees be authorised to make minor amendments to the submission.
22. Option 3 – Do not approve the attached submission (not recommended)
 - Not submitting on the Amendment Bill would limit the Council's opportunity to provide feedback on the proposal.

Whai whakaaro ki ngā whakataunga | Considerations for decision-making

Alignment with Council's strategies and policies

23. The submission is in alignment with the Council's strategies and policies, particularly:
 - He Rautaki Ōhanga Oranga – The Economic Wellbeing Strategy (2022), under Outcome 3: A business-friendly city.
 - The Social Wellbeing Framework (2021) – The Council has a role in promoting public health and personal safety (from crime and accidental harm).

Engagement and Consultation

24. No specific engagement and consultation have been undertaken with the public regarding this submission other than internal consultation with officers across business units.

Māori Impact Statement

25. The Council's proposed submission is unlikely to have significant implications for Māori.

Financial implications

26. There are no financial implications associated with this decision.

Legal considerations

27. The Council's legal team has been consulted in drafting this submission.
28. There are no legal implications resulting from the proposed submission.

Risks and mitigations

29. Officers consider the decision to approve the submission to be low risk. The submission provides feedback to Select Committee on operational implications of the Amendment Bill on the Council's role and functions.

Disability and accessibility impact

30. There are no impacts to disabled people or accessibility from the proposed submission.

Climate Change impact and considerations

31. There is no climate change impact resulting from the proposed submission.

Communications Plan

32. A communications plan has not been prepared for the release of this committee paper and associated submission.

Health and Safety Impact considered

33. There are no health and safety impacts arising from this submission.

Ngā mahinga e whai ake nei | Next actions

34. If the attached submission is approved by the Kōrau Tūāpapa | Environment and Infrastructure Committee, with any amendments, the submission will be formally lodged with the Justice Select Committee no later than 22 May 2025.

Attachments

- | | | |
|---------------|--|---------|
| Attachment 1. | Proposed Submission to the Sale and Supply of Alcohol (Sales on Anzac Day Morning, Good Friday, Easter Sunday, and Christmas Day) Amendment Bill | Page 31 |
| Attachment 2. | Draft for Consultation - Sale and Supply of Alcohol (Sales on Anzac Day Morning, Good Friday, Easter Sunday, and Christmas Day) Amendment Bill | Page 34 |

Submission – The Sale and Supply of Alcohol (Sales on Anzac Day Morning, Good Friday, Easter Sunday, and Christmas Day) Amendment Bill

TO: Justice Select Committee

FROM: Wellington City Council

Date: 22 May 2025

Wellington City Council (the Council) thanks the Justice Select Committee for the opportunity to submit on the Sale and Supply of Alcohol (Sales on Anzac Day Morning, Good Friday, Easter Sunday, and Christmas Day) Amendment Bill (Amendment Bill).

Background

1. The Council is responsible for the administration, compliance, and enforcement of alcohol licencing under the Sale and Supply of Alcohol Act 2012 (the Act). The object of the licensing framework under the Act is to ensure the safe sale, supply, and consumption of alcohol and minimise the harm from excessive or inappropriate consumption of alcohol. The purpose of the Act is to put in place a system of administration that is reasonable and achieves the object of the Act.
2. Wellington city has around 700 active alcohol licences (not including special licences for one-off events). Around 540 of these are on-licences (where alcohol is consumed on-site), around 110 are off-licences (where alcohol is purchased to take away), and around 50 are club licences (such as sports clubs or RSAs, where only registered members and guests can attend and purchase alcohol on-site).
3. Under the Local Government Act 2002, the Council is responsible for the economic and social wellbeing of its communities. The Council accepts that minimising alcohol-related harm is an important factor in social wellbeing but, at the same time, the hospitality sector is a significant part of the local economy and provides many tourism, employment, and entertainment opportunities for the city.

Position

4. The Council supports the Amendment Bill as it seeks to provide additional clarity and certainty for operators and customers alike.
5. We consider that the repeal of sections 47 and 48 in the Act is consistent with the original policy intent in the Act to keep alcohol sales restrictions in line with general shop trading restrictions on Anzac Day morning, Good Friday, Easter Sunday, and Christmas Day. If shops are able to open on these days they should also be able to sell alcohol if that is part of their normal business.
6. We provide further comments on the Amendment Bill below.

Key issues

Repealing the current alcohol sale restrictions can improve clarity and certainty of trading rules

7. The Council believes that the current restrictions in section 47 of the Act for on-licences create administrative burden and uncertainty for licence-holders.
8. Under section 47:
 - a. On-licences can sell alcohol on the restricted trading days but only to those who are residing or lodging on the premises or are eating a meal on-site. These requirements are not well understood by operators or customers, and as such, the Council receives many queries from licence-holders about how to meet these requirements.
 - b. Otherwise on-licence holders in the hospitality sector may apply for a special licence to be exempt from alcohol sale limits on the restricted trading days however, these special licences need to meet the definition of an “event”. Case law suggests that it is

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- often difficult to meet this event definition for restricted trading holidays such as Easter and consequently many of these special licence applications are declined.
9. For licensees this makes their planning difficult, such as, deciding whether to roster additional employees on these days or deciding whether to close earlier than usual for businesses that do not primarily serve food (such as bars that close on the nights before midnight Good Friday and Easter Sunday).
 10. The Council does not consider the current rules for on-licences to be consistent with their policy intent¹, as many licensed restaurants and cafes are already legally open on the restricted trading days. By repealing these conditions, it could be easier for licensees to do business and could improve their business confidence.
 11. Allowing alcohol sales to take place year-round may also provide greater clarity to international visitors, who may not have the same alcohol sale restrictions on these days in their home countries. Local patrons may also benefit from increased clarity around hours and restrictions, which appear to cause confusion and initiate discussion in the days before these holidays every year.

On-Licence alcohol-related harm risk

12. The Council believes that removing alcohol sale restrictions for on-licences would generally have less impact on alcohol-related harm than removing alcohol sale restrictions on off-licences. Alcohol sales from off-licences may have greater potential for unsupervised consumption or consumption alone at home which can exacerbate risk factors for alcohol-related harm during these holidays.
13. Bars which currently close before midnight on Good Friday and Easter Sunday would be allowed under this proposal to sell alcohol later on the preceding Thursday and Saturday nights without the requirement to provide accompanying meals. Later alcohol sales by on-licences on Thursday to Saturday nights are generally associated with increased incidents of disorder.
14. In Wellington, there is usually less patronage around the Easter, Anzac, and Christmas periods as many university students are often away during these holidays and residents may travel out of the city. We consider that this may reduce the risk of disorder associated with crowding on other late trading weekends of the year. Anecdotally, in Wellington over these holidays, much of the reported demand by residents and visitors is for food service rather than alcohol sales at hospitality establishments, which may reduce the risk of alcohol-related disorder.

Off-Licence alcohol-related harm risk

15. We are concerned that repealing alcohol sale restrictions for off-licences may pose a greater risk for alcohol-related harm, as most alcohol is reported to be purchased from retailers, without supervision of the drinking environment.
16. However, the Council considers that this risk is mitigated. We note that this proposal is not likely to affect larger alcohol retailers, such as supermarkets and bottle stores, which are not permitted to open on these days under the Shop Trading Hours Act 1990. Only licensed small grocery stores permitted to open on these days would be allowed to sell alcohol, which reduces overall off-licence supply of alcohol compared to normal trading conditions.

¹ Paragraph 9.68 of NZLC Report 114 - Alcohol in our Lives: Curbing the Harm (2010). "We [The Law Commission] do not think the new sale of alcohol legislation should apply different rules relating to trading days than applies to other types of stores".

17. The Council is also aware of reports that supermarkets have breached trading restrictions in the past by opening on these holidays. Any changes to the off-licence alcohol sale restrictions should also consider potential non-compliance with the Shop Trading Hours Act.

Recommendations:

18. The Select Committee should consider keeping current restrictions on alcohol sales at off-licences that are not permitted to open on Good Friday, Easter Sunday, Anzac Day morning, and Christmas Day under the Shop Trading Hours Act 1990. This would be more consistent with the original policy intent of sections 47 and 48 of the Act, particularly in cases of non-compliance with trading restrictions such as by supermarkets.

Conclusion

19. The Council again thanks you for the opportunity to submit on the Amendment Bill and for your consideration of the issues raised.

DRAFT FOR CONSULTATION

Sale and Supply of Alcohol (Sales on Anzac Day Morning, Good Friday, Easter Sunday, and Christmas Day) Amendment Bill

Member's Bill

Explanatory note

General policy statement

With restrictions currently at our border, New Zealanders are being encouraged to travel the country on public holidays and support local businesses. However, this objective is undermined by restrictions of the sale of alcohol at some of the busiest times of year for hospitality businesses.

This Bill will repeal sections 47 and 48 of the Sale and Supply of Alcohol Act 2012 to allow licensed businesses already permitted to open on ANZAC Day morning, Good Friday, Easter Sunday and Christmas Day to sell alcohol.

Clause by clause analysis

Clause 1 is the Title clause.

Clause 2 is the commencement clause and provides for this Bill to come into force on the day after Royal assent.

Clause 3 identifies the Sale and Supply of Alcohol Act 2012 as the Act being amended by the Bill (the **principal Act**).

Clause 4 amends section 43 of the principal Act to remove the reference to sections 47 and 48.

Clause 5 repeals section 47 of the principal Act to remove the default restriction on the sale and supply of alcohol on Anzac Day morning, Good Friday, Easter Sunday, and Christmas Day by holders of on-licences.

Clause 6 repeals section 48 of the principal Act to remove the default restriction on the sale and supply of alcohol on Anzac Day morning, Good Friday, Easter Sunday, and Christmas Day by holders of off-licences.

Clause 7 consequentially amends section 49 of the principal Act to remove the reference to section 48.

Clause 8 contains consequential amendments to the Sale and Supply of Alcohol Regulations 2013 to update the forms that apply to on-licences and off-licences to remove the references to the restrictions provided for in section 47 and 48 of the principal Act.

Kieran McAnulty

**Sale and Supply of Alcohol (Sales on Anzac Day Morning,
Good Friday, Easter Sunday, and Christmas Day)
Amendment Bill**

Member's Bill

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3 Principal Act	2
4 Section 43 amended (Default national maximum trading hours)	2
5 Section 47 repealed (Sale and supply on Anzac Day morning, Good Friday, Easter Sunday, and Christmas Day restricted: on- licences)	2
6 Section 48 repealed (Sale on Anzac Day morning, Good Friday, Easter Sunday, and Christmas Day restricted: off-licences)	2
7 Section 49 amended (Remote sales exempted from trading hours restrictions)	2
8 Consequential amendments to Sale and Supply of Alcohol Regulations 2013	2

The Parliament of New Zealand enacts as follows:

- Title**
This Act is the Sale and Supply of Alcohol (Sales on Anzac Day Morning, Good Friday, Easter Sunday, and Christmas Day) Amendment Act **2021**.
- Commencement**
This Act comes into force on the day after the date on which it receives the Royal assent.

3 Principal Act

This Act amends the Sale and Supply of Alcohol Act 2012 (the **principal Act**).

4 Section 43 amended (Default national maximum trading hours)

Repeal section 43(2).

5 Section 47 repealed (Sale and supply on Anzac Day morning, Good Friday, Easter Sunday, and Christmas Day restricted: on-licences)

Repeal section 47.

6 Section 48 repealed (Sale on Anzac Day morning, Good Friday, Easter Sunday, and Christmas Day restricted: off-licences)

Repeal section 48.

7 Section 49 amended (Remote sales exempted from trading hours restrictions)

- (1) In section 49(2)(a), replace “sections 46 and 48” with “section 46”.
- (2) In section 49(2)(b), replace “sections 48 and 59(1)” with “section 59(1)”.

8 Consequential amendments to Sale and Supply of Alcohol Regulations 2013

- (1) This section amends the Sale and Supply of Alcohol Regulations 2013 (SR 2013/459)
- (2) In the Schedule, Form 9, under the heading **Conditions**, delete paragraph (a).
- (3) In the Schedule, Form 10, under the heading **Conditions**, delete paragraphs (a) and (b).

CITY NOISE AND MUSIC VENUES: ADVICE ON DISTRICT PLAN CHANGES AND OTHER METHODS.

Kōrero taunaki | Summary of considerations

Pūtake | Purpose

1. This report provides advice on District Plan settings that support music venues in Wellington City, and related noise matters.

Hāngai ki te rautaki | Strategic alignment

2. The most relevant community outcomes, strategic approaches, and priorities for this paper include:
 - **Cultural Wellbeing** – A welcoming, diverse and creative city.
 - **Economic Wellbeing** – An innovative business friendly city.
 - **Nurture and grow our arts sector.**

Ngā whakataunga whaitake ō mua | Relevant previous decisions

3. [Proposed District Plan Intensification Decisions](#) – 14 March 2024: “Instruct officers to report back to Council on how the concerns raised by Save our Venues in submission #445 on the 2022 Proposed District Plan may be addressed to ensure that music and concert venues in the City Centre can continue operating.”
4. [District Plan Report Back and Work Programming](#) – 12 September 2024:
 - Direct officers to prepare initial advice on a District Plan change that considers:
 - Creating a bespoke overlay to apply appropriate noise regulation for entertainment activities, to encourage live music venues and related cultural activities.
 - Amending the permitted noise standard, acoustic insulation and mechanical ventilation standards in a buffer around existing live music venues within the City Centre Zone without increasing development costs in new housing
 - Amending temporary activities chapter to be more permissive for outdoor music events.
 - Direct officers to investigate non-regulatory methods to manage music venue noise and avoid unreasonable exposure to noise for city centre residents, such as:
 - Develop guidance on running live music events in the city.
 - Working with Aho Tini and District Plan teams to identify education and training opportunities for hospitality and event space owners.
 - Delegate authority to the Chair of the Kōrau Tūāpapa | Environment and Infrastructure Committee to write an advocacy letter to the Minister of RMA Reform, regarding noise regulation including making live music performances more permissible up until midnight on Fridays and Saturdays.

Te tāpua | Significance

5. The decision is **rated low significance** in accordance with schedule 1 of the Council's Significance and Engagement Policy, because it is follow up advice from previous directions from Council.

Whakaaro ahumoni | Financial considerations

- ☐ Nil ☒ Budgetary provision in Annual Plan / Long-term Plan ☐ Unbudgeted \$X

Tūraru | Risk

- ☒ Low ☐ Medium ☐ High ☐ Extreme

Author	Hayden Beavis, Advisor Planning
Kaiwhakamana Authoriser	Andrew Wharton, Team Leader District Plan Michael Duindam, Manager District Planning Sean Audain, Manager Strategic Planning Liam Hodgetts, Chief Planning Officer

Taunakitanga | Officers' Recommendations

Officers recommend the following motion:

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. **Receive** the information;
2. **Direct** officers to prepare a District Plan change on noise, for notification and consultation in the new triennium with music venue representatives, to:
 - a. **Add** or amend Temporary Activities chapter policy to include more support for live outdoor music events and event organisers;
 - b. **Address** other issues identified in noise provisions that are not part of Plan Change 1 "Omnibus";
3. **Direct** officers to include in a future draft submission on resource management reform:
 - a. Issues with the current noise enforcement system as it relates to live music.
 - b. Options for resource management reform, including:
 - i. National direction on noise in mixed use environments
 - ii. Alignment between noise enforcement provisions under the Resource Management Act (RMA) and District Plan noise limits
 - iii. How to increase certainty for noise emitters;
4. Note that officers may include minor fixes to noise provisions through the District Plan Change 1 "Omnibus".

Whakarāpopoto | Executive Summary

6. On 14 September 2024, Kōrau Tūāpapa | Environment and Infrastructure Committee instructed officers to provide initial advice on a District Plan change and guidance to address matters affecting live music venues and events in the city. Officers have identified options that could be pursued to support operation of live music venues including:
 - Supportive policy for outdoor live music events in the Temporary Activity chapter
 - Monitoring of the current plan provisions to ensure they remain effective.
7. Officers are working with Independent Music Venues Aotearoa, Te Ngākau Civic Precinct and New Zealand School of Music, and E Tū Musicians' Union on guidance and ongoing improvements to noise management in the City. On consideration officers do not advise the extension of the High Noise Area insulation requirements to areas around existing live music venues, as monitoring of the current rules indicate they are working well. High Noise Areas around venues would be difficult to define and change as venues change their uses and locations.
8. Advocacy to central government on noise regulation changes is best done as part of a submission on the upcoming "Pillar 3" resource management reform bill and national direction. This would likely be part of the changes proposed to restrict the ability of those that move into areas subject to environmental effects to object to established uses.

Takenga mai | Background

9. On 12 September 2024, officers reported to the Kōrau Tūāpapa | Environment and Infrastructure Committee about how the Save our Venues concerns may be addressed. This included:
 - the limited opportunities to resolve reverse sensitivity risks for music venues, especially as almost all noise complaints come from older buildings that are not properly noise insulated, as well as from non-organised noise (like fights, car boom boxes)
 - the District Plan could have clarification and minor alterations to enable music venues to operate
 - city centre residents that are within noise insulated buildings should not have unreasonable noise exposure, especially at night
 - Officers can continue to improve non-regulatory methods to manage music venue noise.
10. The District Plan uses noise overlays categorised into *High Noise Areas* and *Moderate Noise Areas*. The Areas limit reverse sensitivity effects on noise emitters and protect residents from higher background noise. *High Noise Areas* include the entertainment area of Courtenay Place to south Wakefield Street, around the state highway, railway, airport, and in industrial areas. *Moderate Noise Areas* cover the whole City Centre Zone, and other Centres. Both areas have higher noise insulation and ventilation standards for "habitable rooms". High Noise Areas require an extra 5 dB of external noise level to be reduced.

Kōrerorero | Discussion

Options to support live music venues through the District Plan

11. Officers consider the current District Plan is generally effective at balancing reverse sensitivity for live music venues, and have considered options to support music venues in the City.
12. **Independent Music Venues:** The Central City team have commissioned a report from Independent Music Venues Aotearoa on the state of independent music venues in Wellington. This could inform future options for noise management and inform plan drafting.
13. **Te Ngākau Civic Precinct:** The Creative Capital team's work on the Te Ngākau Civic Precinct and the New Zealand School of Music development will consider whether any District Plan changes would be useful for this area and could be included in drafting.
14. **Monitoring:** Officers recognise that increasing the city's residential density requires a balance of reverse sensitivity risk, a concern raised by venue representatives. Ongoing monitoring will review the current system's effectiveness and options revisited if needed.

Advice on new District Plan overlays for noise insulation

Noise complaint data and monitoring show reducing complaints and low enforcement action

15. Officers have assessed the effectiveness of the current District Plan and noise control processes by reviewing complaint data and consulting with noise control officers. Since 2004, when acoustic insulation requirements were introduced, noise complaints against entertainment venues have dropped despite rising residential population in the city centre¹. Equipment seizures from venues have not occurred, as enforcement focuses on collaborative solutions such as reductions in noise rather than shutdowns.

High noise insulation increases development costs slightly, but does not appear to be discouraging apartment development

16. Increasing acoustic insulation increases development costs as more materials are required to build to the noise standard. In 2020, NZTA found the cost of required acoustic insulation in apartments near state highway noise (equivalent to the District Plan High Noise Area) increases building costs up to 2%² compared to outside the noisy area. In 2003, evidence was provided in support of Plan Change 23 (which introduced the original acoustic insulation rules) which considered overall cost increases to be around 2% for a mid-floor apartment, and 5.9% for a penthouse apartment.
17. These estimates are comparisons to baseline building costs. The addition in cost to insulate and ventilate an apartment in a High Noise Area (e.g. Courtenay Place) more

¹ Complaints about entertainment venues decreased from 413 in 2000 to 179 in 2017, while city centre population increased from 6,414 in 2001 to 15,209 in 2016. [New Zealand Acoustics magazine, Volume 32, 2019 / #1](#)

² <https://www.nzta.govt.nz/assets/Highways-Information-Portal/Technical-disciplines/Noise-and-vibration/Research-and-information/Other-research/cost-of-traffic-noise-mitigation-measures.pdf>

than in a Moderate Noise Area (e.g. the City Centre Zone and other Centres) is likely to be minor.

18. The higher acoustic insulation standard can constrain design options, such as minimising glazed areas of the façade, which are expensive to sound-proof, minimising use of sliding doors and windows, and fewer lightweight cladding options.
19. New apartments have been built in the Courtenay Place High Noise Area, most recently the [Hyde Lane apartments](#). The resource consent team is receiving pre-applications and resource consent applications for new apartments in the State Highway 1 (Vivian Street) High Noise Area also, such as the [Tapestry apartments](#).

The existing Moderate Noise overlay is effective for new city centre residences

20. While increased noise insulation would improve the noise environment for residents and reduce reverse sensitivity risks, the current approach is already effective in limiting noise complaints while not adding significant extra costs on development.
21. An increase in acoustic insulation requirements would have only long-term effects on noise complaints. It relies on *new* developments being designed to meet the higher standard. It does not address existing land uses that are not insulated.

High Noise overlay buffers around venues is possible, but would create uncertainty for landowners and developers

22. New High Noise Area overlays could be applied around existing identified live music venues. However the venues are dotted around the City Centre. The location of these venues change over time, as new ones establish and/or relocate. The definition of what is a live music venue versus a more general entertainment venue with live elements may be difficult to apply. Furthermore, District Plan changes would be needed to respond as the venues change locations and land uses. This would lead to regulatory uncertainty for landowners and developers about future insulation requirements.
23. Noise Area buffers are best where there is a higher degree of certainty that the land use will remain, such as the Airport or a State Highway. Noise Area buffers are an effective tool to reflect an existing high concentration of noisy activities, or to incentivise noisy activities to concentrate in the area.
24. For these reasons, officers **recommend maintaining the current insulation requirements and continuing to monitor the current plan's effectiveness**. If the situation changes and the current insulation standards become insufficient, the Council can consider further action at that time.

The Temporary Activities chapter, and live outdoor music events

25. The new Temporary Activities chapter in the 2024 District Plan helps support live outdoor music events with more permissive rules, including higher noise limits, extended operating hours, and longer durations. Council will make decisions on this section of the District Plan in June 2025, after which the provisions will take legal effect.
26. The Temporary Activities chapter of the District Plan does not contain a policy position that specifically supports live outdoor music events. This District Plan policy could be amended to explicitly provide for live outdoor music events. This amended policy would then support these events if they require resource consent.
27. Key stakeholders were engaged at the development of the Temporary Activities chapter to ensure it supports the needs of live outdoor music events. Feedback was

sought from Council teams for Events Delivery, Policy, City Arts & Events, Compliance and WellingtonNZ.

28. The Temporary Activities chapter has not received any feedback on live outdoor music events to date, and as it is not operative yet there is no monitoring data available from its application. Officers will continue to monitor this chapter as it becomes operative to ensure that it is meeting its purpose, including recognizing and providing for live outdoor music events.
29. The Council's Waterfront team has also suggested amending Waterfront Zone rules to extend temporary activity durations for seasonal events and allow set-up/pack-down outside permitted hours for efficiency. This could be investigated while considering how it supports live music events and entertainment as part of a future plan change.

Topics to be covered by a specific Noise plan change

30. Officers initially advised addressing noise issues through the upcoming "Omnibus" Plan Change 1. However, from this assessment and from technical implementation issues identified by officers, we now recommend a separate noise plan change to expand the scope as directed by the Council. The Omnibus Plan Change 1 will cover small fixes such as table formatting, improved drafting, explanation of excessive noise directions, and how standards apply to small building additions and alterations.
31. Where practicable, a specific Noise plan change would cover:
 - Council directions on changes for music venues and outdoor live music event resulting from this report;
 - Temporary Activity chapter changes, primarily relating to event noise;
 - Waterfront Zone changes relating to extending permitted temporary activities; and
 - Noise chapter issues outlined below.
32. Since the Noise chapter became operative, several technical implementation issues have emerged, covering drafting errors, inefficiencies, consequential implementation issues, construction noise and vibration controls.
33. A thorough review of the Noise chapter is recommended to ensure these technical fixes are incorporated in the plan change. They will exclude the small, urgent fixes that are part of the upcoming "Omnibus" Plan Change 1, and minor corrections that can be remedied without a plan change.
34. The content of a Noise Plan Change will be presented to the Council in its next triennium if authorised. The Council will then decide whether to notify and begin the statutory process of a plan change.

Non-District Plan actions to support venues

35. To help provide guidance for venues, on-going hui with the E Tū Musicians' Union have been established this year, with the next to be held in May and in August/September. These will be attended by members of the Creative Capital, Central City, District Plan, and Compliance teams to continue to foster relationships and get insights into the industry. This will help foster a positive relationship with venues.

36. The Central City team have commissioned a report by Independent Music Venues Aotearoa (Formerly Save Our Venues) on protecting and supporting live music venues in Wellington. This report will examine the daily operations of music venues, highlighting their cultural and economic impact. It also identifies opportunities for WCC to support independent venues through regulatory, planning, and policy measures, ensuring they remain a vital part of the city's cultural infrastructure.
37. Compliance officers are seeking to improve communication and receive feedback between venues and WCC through the hui with E Tū Musicians' Union. The enforcement policy is to not seize gear or close venues but to talk to venues first if the noise is excessive, and to work with them to reduce noise if necessary.

Advocacy to Central Government

38. The Council delegated authority to the Committee Chair to write an advocacy letter to the Minister of RMA Reform regarding noise regulation including making live music performances more permissible up until midnight on Fridays and Saturdays. Officers recommend that this advocacy would be most effective as part of a future Council submission on resource management reform, which is when the legislative and national direction changes could be made. There is uncertainty in this space - the Minister has indicated that future Resource Management reform will address reverse sensitivity, based on the principle that 'those who come to the nuisance should not be able to complain about it'. Reform to this effect may support existing activities like the music venues.
39. Officers can provide detailed content for a submission when the "Pillar 3" resource management reform bills are lodged. The new proposals will be examined for:
 - Lower certainty from the mix of district plan noise regulation and excessive noise control under the RMA, and how this impacts activities like live music venues that need to produce high levels of noise. More strongly connecting noise controls and enforcement to district plan standards would create more consistency and certainty for venues.
 - Request for national direction on noise in mixed-use environments and appropriate thresholds for district plan rules.
 - Guidance on councils meeting the RMA section 16 duty to avoid unreasonable noise—what is considered unreasonable and what is considered excessive noise under RMA sections 326–328.

Kōwhiringa | Options

40. **Option 1** – Approve recommendations (recommended).
41. This will help support venues through District Plan actions to fix minor issues with the Noise chapter, and support live music with changes to standards and better guidance. Officers can advocate for changes in upcoming government resource management reform.
42. **Option 2** – Commission officers to include new live music venue buffers as High Noise Area overlays as part of the future Noise District Plan Change (not recommended).

Officers consider that the existing moderate and high noise area overlays are working effectively and buffers would be difficult to apply consistently.

43. **Option 3** – Commission officers to increase permitted noise thresholds from live music venues and approved events within a new High Noise Area overlay as part of the future Noise District Plan Change (not recommended).

Officers consider that the status quo is working effectively (except for bass noise) and increasing noise would make inner-city living tougher. Proposed changes to support outdoor music events in Tranche 2 (June 2025) District Plan changes are untested.

44. **Option 4** - Decline to progress further work (not recommended).

District Plan Noise chapter provisions would not be improved to support music venues.

Whai whakaaro ki ngā whakataunga | Considerations for decision-making

Te hāngaitanga ki ngā rautaki me ngā kaupapa here a Te Kaunihera. | Alignment with Council's strategies and policies

45. The recommendations are aligned with Council's strategies and plans as set out below:

- 2024 District Plan – Appeals Version
- Aho Tini 2030: Arts, Culture and Creativity Strategy

Whai wāhitanga me ngā uiui | Engagement and Consultation

46. Recommendations have been informed by engagement with:

- Council noise compliance officers
- E tū Musicians' Union
- Independent Music Venues Aotearoa (formerly "Save Our Venues")
- Council's Central City team
- Council's Creative Capital team

47. Formal consultation processes shall commence with the community and affected parties for any future plan changes.

Ngā pāpātanga ki te Māori | Māori Impact Statement

48. The Council will consult with iwi authorities in Wellington City while preparing any proposed Noise Plan Change.

Ritenga ahumoni | Financial implications

49. There are no direct financial implications related to the recommendations of this report, as the actions are funded through existing operational budgets in the Long-Term Plan.

Ngā whakaaroaro ture | Legal considerations

50. There are no legal implications resulting from the recommendations of this report.

Tūraru me whakamauru | Risks and mitigations

51. Apartment buildings in the City Centre have been built with noise insulation to deal with 60 dBA noise thresholds in the District Plan, which reflects the existing noise environment. If the Council allows higher noise from music venues (not recommended), this could increase the number of existing inner-city residents frustrated by excessive noise, and could generate more noise complaints and enforcement action.

Ngā pāpātanga ki te hunga whaikaha | Disability and accessibility impact

52. There are no impacts on disability or accessibility from the recommendations of this report.

Ngā pāpātanga me ngā whakaaroaro huringa āhuarangi | Climate Change impact and considerations

53. There are no climate change impacts and considerations from the recommendations of this report.

Mahere whakawhiti kōrero | Communications Plan

54. A communications plan was not necessary and has not been prepared for this report. Occasional meetings with the E Tū Musicians' Union and Independent Music Venues Aotearoa are planned to get their feedback on future changes to the District Plan and on the Council's noise monitoring and enforcement guidance and protocols.

Ngā pāpātanga me ngā whakaaroaro hauora, haumarū anō hoki | Health and Safety Impact considered

55. There are no health and safety impacts arising from the recommendations of this report.

Ngā mahinga e whai ake nei | Next actions

56. Following the approval of recommendations, officers will continue to:
- Progress development on a Noise plan change
 - Implementation of specific changes through the Omnibus Plan change;

Ngā Āpitihanga | Attachments

Nil

¹ Reverse sensitivity is the vulnerability of an established land use (such as a factory) to complaint from a newly establishing, more sensitive land use (for example, new houses and other noise-sensitive activities).

HOUSING ACTION PLAN 6-MONTHLY REPORT

Kōrero taunaki | Summary of considerations

Purpose

1. This report provides the Kōrau Tūāpapa | Environment and Infrastructure Committee with the fourth six-monthly update on the Housing Action Plan 2023–25, including progress on actions and the Housing Strategy Risk Dashboard.
2. It also seeks the Committee's agreement to extend the Te Kainga 1,000-unit target timeline by 24 months to June 2028 and update the relevant Housing Action Plan action accordingly. Also, this report includes advice on the Owen Street co-housing development and the Renters Health Evaluation Partnership (RHEP).

Strategic alignment

3. The most relevant community outcomes, strategic approaches, and priorities for this paper include:

Relevant previous decisions

4. 21 June 2018 - City Strategy Committee approved the Wellington City Council Housing Strategy and an associated Housing Action Plan.
5. 12 March 2020 - Strategy and Policy Committee approved the Wellington City Council Housing Action Plan for the 2020-22 triennium. The Te Kāinga programme (CBD Building Conversion Project) was identified as a priority project in the 2018-28 Long-term Plan and is included as one of the key projects in the 2020-22 Housing Action Plan.
6. 2 June 2021 - Social, Cultural and Economic Committee agreed to establish a target of 1,000 Te Kāinga homes to be delivered or under contract in the next 5 years.
7. 10 March 2022 - Planning and Environment Committee agreed to target 10% fully accessible/universally design apartments across the Te Kāinga programme.
8. 8 December 2022 - Environment and Infrastructure Committee noted that a review of the programme was being undertaken and outlined programme risks. The report agreed to broaden the priority criteria and to limit rent increases.
9. 8 June 2023 - Environment and Infrastructure Committee adopted the Housing Action Plan 2023-25, adding additional actions across the six priority programmes and including a further programme focusing on rental housing.
10. 8 June 2023 - Environment and Infrastructure Committee received an update on the Te Kāinga programme. The report also noted programme risks and sought re-confirmation of the priorities and direction of the programme. Council resolved to reaffirm the 1,000 unit target.
11. 6 March 2025- Social, Cultural, and Economic Committee approved the City Safety and Wellbeing Plan and noted that actions from the Housing Action Plan addressing homelessness will be considered and reported through this Plan to the appropriate Committee

Significance

12. The decision is **rated low significance** in accordance with schedule 1 of the Council’s Significance and Engagement Policy.

Financial considerations

<input checked="" type="checkbox"/> Nil	<input type="checkbox"/> Budgetary provision in Annual Plan / Long-term Plan	<input type="checkbox"/> Unbudgeted \$X
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Risk

<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Medium	<input type="checkbox"/> High	<input type="checkbox"/> Extreme
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Authors	Hayley Moselen, Housing Strategy Lead Paul McCorry, Manager Housing Development
Authoriser	Liam Hodgetts, Chief Planning Officer

Taunakitanga | Officers’ Recommendations

Officers recommend the following motion:

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information
2. **Note** the updates included in the fourth six-monthly Housing Action Plan 2023-25 Report and Housing Strategy Risk Dashboard.
3. **Agree** to extend the timeline for the Te Kainga 1,000-unit target by 24 months to the end of June 2028, and update the Housing Action Plan with this revised timeline.

Whakarāpopoto | Executive Summary

13. The Housing Action Plan 2023-25 (Action Plan) was adopted in June 2023 to put into effect the long-term outcomes and vision of the Wellington City Council’s Housing Strategy (Strategy).
14. The six-monthly report provides an updated dashboard reporting progress on the six priority programmes, as well as specific updates on Te Kainga, Owen Street co-housing development and the Renters Health Evaluation Partnership (RHEP).
15. The Te Kainga programme has achieved 47.3% of the 1,000, with negotiations advanced for a further tranche which would achieve 64% of the target. However the programme is experiencing challenges due to the rental market and wider economic conditions, which may impact the financial performance and the development feasibility for private sector partners.
16. Officers are recommending that the target timeline for the balance 36% of the programme target is extended by two years (36 months from the end of June 2025) to allow completion of the programme in a staged and considered manner.

17. The revised and recommended target of 360 units over 36 months sets the targeted annual run-rate to 100 units per year, which continues the existing rate of delivery, which will allow officers to manage the exposure of commercial risk to Council in the current economic environment.
18. In addition, the report provides an update on the Owen Street co-housing case study, which is examining practical challenges and opportunities for co-housing in Wellington. Led by a private group, the project is progressing toward construction. Officers will engage an external co-housing specialist to prepare the final case study report, which will inform future policy advice on enabling co-housing developments in the city.
19. Lastly, the report highlights the Renters' Health Evaluation Partnership (RHEP), which brings together renting organisations to evaluate the condition of rental homes and renter experiences. Following the initial hui and data collection, the project now moves into further analysis and engagement, with a final report due in September 2025.

Takenga mai | Background

20. Improving housing outcomes is a priority for the Council. Having the security of a safe, warm, dry and affordable home is a crucial foundation for ensuring that individuals, families, and whānau can live well and achieve their aspirations. This supports broader community outcomes and ensures the city's full potential and wider socio-economic aims are realised.
21. In June 2018, the Strategy was adopted unanimously and developed based on extensive engagement, consultation through the Long-term Plan 2018-2028 and recommendations from the Mayor's Housing Taskforce.
22. The Strategy has a ten-year long-term focus (2018-2028), within that the triennial Housing Action Plan sets the short to medium-term priorities and tangible actions to deliver on that Strategy.
23. The first Action Plan was approved alongside the Strategy in 2018, and the second Action Plan 2020-22 was adopted in March 2020.
24. In June 2023, the Committee adopted the Council's third Action Plan, which covers the 2023-25 Council triennium. It focuses Council efforts on seven priority programmes of work supported by strategic partnerships that help the Council deliver on the vision of 'all Wellingtonians well housed.'
25. In November 2023, the first six-monthly Action Plan report was presented to the Committee, highlighting several significant milestones achieved in the initial reporting period. Notable accomplishments included the full occupancy of the three Te Kāinga Affordable Rental Programme buildings (212 housing units) and the completion of a review assessing the effectiveness of the Council's financial investments in reducing homelessness.
26. The second six-monthly Action Plan report was originally scheduled for presentation to the Committee in June 2024 but was deferred to August due to a full agenda. When presented in August, the Action Plan report highlighted key milestones from the second reporting period. Specifically, under the Te Kainga programme, two more buildings were contracted for delivery in 2025, adding 183 affordable apartments and reaching 47.3% of the 1,000-unit target.
27. The report also outlined other Action Plan progress, including the transfer of properties to Te Toi Mahana and the allocation of \$23 million in development capital to increase housing supply. It also noted that Wellington City Mission's Te Pā Maru, with 18

supported housing units, became operational, and final decisions on the intensification aspects of the District Plan were made by the Council and the Minister.

28. As part of the August 2024 report, officers presented a newly developed dashboard to display the six-monthly Action Plan report, offering clear and comprehensive access to progress information. At the August 2024 committee meeting, it was agreed that an updated Action Plan Dashboard would be presented in November 2024, and the next Action Plan report in May 2025.
29. In December 2024, the third six-monthly report was presented to the Committee. It included updates on key initiatives such as executing a Development Agreement with a preferred partner for a mixed-use development in Karori, aligned with the *Four Shifts for Karori* framework. It also reported progress on the Housing Pipeline Map project, including the signing of a Memorandum of Understanding by all partner agencies, with quarterly data sharing scheduled to commence that month. The report highlighted the first hui of the City Safety Strategic Leadership Group, held in July 2024, and the inaugural hui of the Wellington Regional Homelessness Network in September 2024.

Kōrerorero | Discussion

Housing Action Plan 6-monthly Report and Housing Strategy Risk Dashboard

30. This is the fourth six-monthly report on the Action Plan for the 2023–25 triennium, providing updates across the plan's six current priority programmes. It is noted that actions under the Homelessness Programme (originally part of this Action Plan) are now being reported through the newly adopted City Safety Plan and Wellbeing Plan.
31. Implementation of the 45 actions is well underway. The majority—35 actions—are on track, with 17 completed and 16 currently in progress and on schedule. Eight actions are delayed, one is on hold, and three have been discontinued. Several of the delayed actions are complex and require coordination with both internal and external stakeholders. The Action Plan dashboard report to May 2025 can be accessed via this link - [Housing Action Plan 6-Monthly Report - May 2025](#)
32. The Housing Strategy risks are reviewed regularly by the Housing Action Plan Advisory Group (Advisory Group) and are now reported to the Committee. The Advisory Group monitors and shares the progress of actions currently featured in the Action Plan, assessing and mitigating any risks associated with the Action Plan and Strategy. The latest risk assessment of the Housing Strategy is included in this report as Attachment 1.

Te Kainga Affordable Rental Programme

33. Affordable Housing Action 2.01 targets 1,000 units in the Te Kāinga programme under contract by 2026. Te Kāinga is a partnership between the Council and private building owners to provide long-term affordable rental housing in Wellington. As part of the agreement, the building owners are responsible for the construction and maintenance of the apartments, and the Council is responsible for the tenancy management.
34. As of May 2025, 47.3% of this target has been achieved, with 473 units either delivered or under contract for delivery later in 2025. Work continues to negotiate the next tranche of development, with several buildings in the pipeline and being considered by the Te Kainga Governance Board.

35. In addition to the 1,000 unit target, core objectives of the Te Kāinga programme are to deliver affordable rents and to do so in a cost-neutral way, having no impact on ratepayers.

Impact of current market conditions on operational performance

36. The rental market is currently seeing low demand, which is resulting in plateaued market rents. These conditions present challenges to maintaining the core objectives of the programme.
37. Year-to-date occupancy is 97%. High occupancy levels have been maintained this financial year despite there not being the typical high demand in the summer months. Whilst the year-to-date occupancy remains high, the current occupancy as of May 2025 has reduced to 95%. Strategies have been implemented to maintain this figure, including reducing some rents in more difficult to lease apartments.
38. Summer is typically a high demand season for residential rentals however, Trade Me data shows that in December 2024, there were 80% more listings for two and three-bedroom apartments in Wellington compared to December 2023. At the same time, search activity for those typologies remained at a similar level. For the same number of people searching, there were 80% more options to choose from.
39. Feedback from other Wellington landlords and property managers highlights low demand across the city, with landlords lowering rent prices and carrying more vacancies than usual for this time of year.
40. The Te Kainga portfolio is currently heavily weighted to two and three-bedroom typologies (90%), which increases our exposure to these market conditions. Anecdotally, demand remains for more affordable studio and one-bedroom typologies. Two new buildings are due for completion in October 2025, which will add 183 apartments, the majority of which are studio and one-bedroom. This will bring more balance to the portfolio with studio and one bedrooms comprising 46% and two and three bedrooms comprising 54% of the total portfolio.
41. Current Te Kāinga rents are compared with MBIE medians for each typology in the table below. Te Kāinga apartments include free WiFi, whiteware and rubbish and recycling collection which are not included in the MBIE figures. Research by Sense Partners for the Te Kāinga programme found that the total value of these inclusions is \$45 per week on average. Therefore, whilst in a softening rental market the difference between Te Kainga rents and MBIE median rents has narrowed, the effective rent is lower than this due to the saving of \$45 that would typically be paid for in addition to rent in a market rental.

	Te Kāinga average	Value of additional provisions (e.g. WiFi)	Effective rent	MBIE median	MBIE median comparison to effective rent
1 bed	\$460	\$45	\$415	\$495	16% below
2 bed	\$658	\$45	\$613	\$650	6% below
3 bed	\$800	\$45	\$755	\$815	7% below

42. Despite challenging market conditions, the programme has maintained high occupancy levels and remains in a strong financial position, with March results showing:

- Revenue year-to-date is 0.8% less than budgeted (\$5,690,680 compared to a budget of \$5,737,708). Revenue comprises rental income, management fees and recovered tenant damages.
 - Operating costs year-to-date are 1.6% more than budgeted (\$5,977,441 compared to a budget of \$5,882,259).
 - The programme remains in a cash positive position, with a cash balance of \$490k and further cash of over \$1.5m to be received.
43. Despite this, since March, rental market conditions have resulted in the Te Kāinga programme seeing higher vacancy levels and longer times to relet apartments. Examples of why tenants have left Te Kāinga recently include relocating to the suburbs, another city or overseas, finding a cheaper apartment, and buying a house. Whilst it is not certain how long current market conditions will last, it is expected that they will continue at least through 2025.
44. The impact of reduced occupancy will be seen in financial results from April onwards and will contribute to negative variance to the budget this financial year. The Committee should note that any negative variance not recovered in any financial year will need to be carried into the following year to be recovered, to maintain cost-neutrality over the programme's life.
45. To mitigate the impact of current market conditions, strategies have been implemented to maximise occupancy and minimise operating losses, with some success. These include reducing rents on vacant apartments, retaining existing tenants by delaying rent increases, and increasing marketing and promotional activity, including targeted communication to priority sector organisations.
46. The long-term cost neutrality of the programme is contingent upon managing rent increases for our tenants (our revenue) against the operational cost increases incurred by the Council in operating the programme (our OPEX costs, predominantly the cost of our headlease). Officers are of the view that it is unlikely that further rent increases for our tenants will be palatable in the next 12-24 months. As such we are in discussion with our private sector partners about how we limit our headlease cost increases over the same period. Without this, the long-term cost neutrality of the programme may be at risk.

Impact on 1,000 unit target

47. The Council have a target of having 1,000 units delivered or under contract by the end of June 2026. The Planning and Environment Committee set the target in November 2021. In June 2023, officers recommended to the Environment and Infrastructure Committee that the 1,000 unit target be replaced with a demand and needs-led target. The committee determined to continue with the existing target.
48. The delivery of the target relies upon the successful partnership with private sector building owners. The partnership must align with the required outcomes of Te Kainga, i.e. providing affordable rentals in a way that is cost neutral to the ratepayer, whilst also being feasible and fundable by the private sector partner.

49. The current market conditions present a challenge for both officers and our potential development partners to achieve these outcomes. In particular, a softening rental market will require officers to negotiate a lower headlease to ensure cost neutrality. A reduced headlease rent is likely to make a project unfeasible for a development partner.
50. As noted above, 47.3% of the target has been delivered, and negotiations are ongoing for two more buildings, which would achieve approximately 64% of the target. The first building in the programme opened in March 2021, and since then, the programme has contracted or delivered an average of 118 units per year. To achieve the 1,000 unit target by the end of June 2026, officers intended to increase the rate of delivery.
51. Based on monitoring of rental market conditions, officers advise that increasing the rate of delivery during a period of economic uncertainty has the potential to create greater commercial risk for the Council. To manage this, officers are presenting the Committee with two options;

Option 1: Continue to target 1,000 units by 2026 (not recommended)

52. This option is not recommended by officers, as achieving the Council's required outcomes of affordable rents delivered in a cost-neutral way, in the context of a softened rental market, could render future projects unfeasible for our development partners. This could mean that the target may ultimately be missed.
53. To achieve the target in the current timeframe would require officers to increase the rate of delivery and agree to leases that allow developments to be feasible for our private sector partners, but not in a way that assures cost neutrality for the programme. This approach is beyond the programme's mandate and would expose the Council to additional financial risk.
54. Continuing with the target would require an increase in the current run-rate to contract or deliver 360 units in a 12-month period. An increase in delivery run-rate is not considered a prudent approach in the context of the above noted period of economic uncertainty and rental market conditions.

Option 2: Agree to extend the timeline for the Te Kainga 1,000 unit target by 24 months to the end of June 2028 and update the Housing Action Plan with this revised timeline. (recommended)

55. The revised timeline officers recommend is to deliver or contract 1,000 units by June 2028. The revised and recommended target of 360 units over 36 months sets the targeted annual run-rate to 100 units per year, which continues the existing rate of delivery, which will allow officers to manage the exposure of commercial risk to Council in the current economic environment.
56. A 24-month extension is recommended as it maintains the existing run rate, whilst still achieving the overall objective set by the Committee.
57. Recent research indicates that urban centres around New Zealand are experiencing different rental market conditions, with the national median rent reducing overall. However, a research report published in April 2025 indicates that vacancy rates of Auckland CBD apartment accommodation are less than 2% and decreasing, with an expectation that rents will increase in the coming 12 months. Wellington has different dynamics at play, particularly in the employment market, which has resulted in higher vacancy rates and reduced rents driven by reduced demand (people) rather than significantly increased supply (new apartment stock). The timeline for supply and

demand to rebalance in Wellington is not clear, and as such, the extended timeframe will enable officers to monitor the market and make informed and prudent decisions to achieve the remainder of the target.

58. A further update will be provided to the Committee in September 2025, as part of the final reporting for the Housing Action Plan 2023-25. In addition, the annual risk reporting cycle will continue for the programme, following the last update to the Audit and Risk Committee in November 2024. The date for the annual update will be scheduled when the availability of the Council for the next triennium is known.

Owen Street co-housing development

59. Affordable Housing Action Plan 2.10 requests advice on how local and central government can encourage more co-housing developments in the city from a policy, consenting and funding perspective. To identify these challenges and opportunities practically, officers are conducting a case study of a co-housing development on Owen Street, Newtown.
60. This case study will seek to better understand the challenges and limitations of undertaking co-housing in Wellington, considering site acquisition, financing, and the influence of local and central government.
61. Once the case study is complete, officers intend to work with an external co-housing consultant to report back to the Committee on what potential policy options are available, or have been used overseas, to address these challenges and capitalise on opportunities.
62. The site at 132 Owen Street was formerly owned by the Council and was sold to a co-housing group in mid-2024 at market value. The group is led by Gerald Parsonsons from Parsonsons Architects, who is both the architect and project manager and a part-owner of the co-housing collective undertaking the project.
63. Officers have been in regular contact with Gerald to track the development progress and provide a summary of the project to date below.

History of the Owen Street co-housing development

64. Gerald Parsonsons, through Parsonsons Architects, has facilitated co-housing gatherings for approximately 10 years, inspired by Nightingale Housing in Australia. The goal of these gatherings was to create community-based alternative housing options in Wellington, starting with a small core group to maintain simplicity.
65. The co-housing group experienced initial challenges in searching for a site. They initially looked for sites in Te Aro and nearby suburbs but faced setbacks in securing the land, including losing out on a site to another developer, which has since been land banked. During this period, other co-housing developments in the city stalled for a variety of reasons, including construction cost increases; these setbacks led to a temporary halt in their efforts.
66. Wellington City Council had undertaken several feasibility studies on options for the redevelopment of 132 Owen Street, which was declared surplus in 2020 as part of the

Strategic Housing Investment Plan; however, due to the small site size (286 sqm), analysis indicated that the redevelopment potential was limited. To ensure the housing potential of the site was maximised, a sale to the open market was proposed in late 2023.

67. At the same time, the co-housing group reignited the search for a site and contacted the Council about 132 Owen Street. The group had previously held an interest in purchasing the site, but discussions had not advanced.
68. In February 2024, the group made an offer to purchase the site at market value to pursue a co-housing development comprising three dwellings with shared facilities. Under a co-housing philosophy, the intention of this development would be to emphasise environmental sustainability, affordable housing and social inclusion.
69. The offer was accepted by the Council, and a Sale and Purchase Agreement was executed by the Chief Executive, and settlement occurred in June 2024.
70. A Resource Consent for a three-dwelling complex was granted in November 2024. Despite being three units, a Resource Consent was needed due to non-compliance with window area requirements and outdoor living space assessments.
71. The existing dwelling, built around 1905, was demolished after asbestos was removed and some materials were salvaged. Heritage New Zealand was made aware, and an archaeologist was engaged to monitor the site during demolition.
72. An application for Building Consent was lodged in March 2025, and is pending approval with a few Requests for Information (RFIs) outstanding. The group expects building consent approval by the end of May.
73. As construction approaches, the group have approached three builders to provide estimated construction costs. The group has received tender prices from contractors for the project and is negotiating a start date and time with the successful tenderer.
74. The planned construction start date is July 2025, with hopes of completing construction by September 2026.

Challenges Articulated by Gerald Parsonson Specific to this Development

75. The intention of the case study is to highlight practical examples of challenges faced by co-housing developers in New Zealand, and as noted above, the group notes that finding and securing a suitable site remains the primary issue.
76. Competition for suitable land is very high, with site characteristics attractive for co-housing, such as flat, sunny and well-located land, also appealing to the broader residential development community. After failing to get larger projects off the ground, this group decided to look at much smaller, more easily financially digestible projects. In the example of 132 Owen Street, the smaller development and therefore, lower market value allowed the group to pay in cash, which made securing the site more straightforward. Further, the co-housing development agreement included a clause that each party is committed to completing the development, after which they can sell. This clause ensures partners are committed to the long-term success of the project.
77. In general, the group noted examples where funding and financing were a challenge, particularly for larger developments, and lenders are less familiar with the structure of co-housing compared to more conventional residential development. Again, opting for

a smaller and lower cost development, such as Owen Street, which could be funded through personal contributions and cash, minimised these complexities.

78. Gerald Parsonsons emphasised that the absence of a major co-housing developer in New Zealand, such as Nightingale Housing in Australia, means co-housing projects are, for the most part, DIY projects and coordinating co-housing partners and managing the project becomes more challenging. Developing Owen Street as a smaller group made this easier to coordinate. However, it was noted that, in general, creating project alignment often requires a socially minded architect willing to work pro bono.
79. A co-housing development is generally contracted by a co-housing agreement. Gerald notes that another co-housing collective, 'The Buckley Road Collective,' shared their co-housing agreement, which allowed the Owen Street group to contract their development efficiently. They note that they would happily share their agreement with future co-housing collectives. It was noted that key legal issues that need to be addressed over and above a more conventional residential development by one party include clauses to prohibit borrowing against the property without partner consent, resolution processes for significant property disputes, including expert opinion of consensus is not reached and a clause for navigating personal issues between partners including procedures for sale of interests if required.
80. Another challenge faced by the group was balancing the design of private and communal spaces within the development. Creating the unique character of a co-housing development requires extensive consultation and experience. Shared facilities added complexity to the design and consenting process.

Next Steps

81. Officers will continue to follow this co-housing project until completion; construction is expected to be completed by September 2026, after which officers intend to engage a specialist co-housing consultant to review the challenges and opportunities highlighted through this process, as well as broader challenges and opportunities with co-housing projects in Wellington and New Zealand.

Renters' Health Evaluation Partnership (RHEP)

82. Rental Housing Action 1.02 requests that officers organise two meetings annually between the Council and renting organisations to evaluate the health of homes in the city and report on renters' experiences.
83. This initiative, known as the Renters' Health Evaluation Partnership (RHEP), aims to improve understanding of rental housing conditions through collaboration with organisations that work directly with or advocate for renters. This update draws from hui discussions, early data contributions, and preliminary analysis to highlight emerging housing health trends and provide an initial understanding of renter experiences in Wellington City.
84. The project will now move into its next phase of analysis and engagement, with further data analysis, a stakeholder hui in July, and the final report scheduled for release in September 2025.

Hui Summary

85. The hui held on 25 February 2025 brought together a broad spectrum of representatives, including tenant advocates, public and community housing providers, university housing services, and local and central government officials. Attendees emphasised the importance of the initiative and were united in their willingness to support its objectives by contributing data, sharing lived experiences of renters, and continuing collaboration.
86. The discussion generated valuable insights into the challenges and opportunities present in Wellington City's rental housing environment. Participants acknowledged the complexity of defining and measuring rental housing health and expressed strong interest in maintaining engagement throughout the project. Several organisations also identified opportunities for future collaboration, including aligning survey efforts.
87. The hui concluded with a shared understanding of the project's value, with consensus that this initiative represents a meaningful step toward understanding renters' perspectives and experiences regarding the quality of rental homes.
88. In the weeks following the hui, participating organisations were invited to submit data and insights to support the development of this update.

Summary of Data Contributions and Early Insights

89. In total, 19 organisations were approached to be involved in this project. Of these organisations, 12 attended a hui to discuss their potential contribution. Notably, representatives from the private rental sector did not respond to our invitation and were absent from the hui.
90. Two follow-up hui were held - one with an organisation who could not make the first date, and one with an organisation identified as important by attendees in the initial hui.
91. Data related to measurable housing quality (such as compliance with Healthy Homes Standards; repairs and maintenance data) and renters' experiences or feedback was requested from the attending organisations.
92. Data has been received from seven organisations to date: Age Concern Wellington Region, Citizens Advice Bureau Wellington, Community Law Wellington and Hutt Valley, Ministry of Social Development, Wellington City Council's Public Health Team, Te Kāinga, and Te Toi Mahana. Data is expected to be received from Sustainability Trust, Renters United, and Victoria University of Wellington by mid-May.
93. Four of the attending organisations did not contribute data for various reasons, including not capturing location information in calls or emails from tenants, and not responding to the data request.
94. While limited in scope, the types of information received included summaries of enquiries made or complaints filed, descriptions of typical situations that tenants reported, outcomes of site inspections, and results from annual tenant surveys. The data provided generally covered the period of 2024.
95. Given the small number of contributing organisations, mixed approaches to data collection, and the absence of the private rental sector from the dataset, these preliminary results should be interpreted with caution.
96. Preliminary analysis of the dataset highlighted several common ideas, including enquiries and reports of dampness and mould (particularly in bathrooms); difficulty getting Healthy Homes assessments enforced by property managers or landlords;

delays having identified issues remediated; and rental properties not being suitable for the tenants (e.g., crowded or being inaccessible). Conversely, tenant satisfaction surveys from housing providers highlighted that most tenants perceived their homes as being in good condition.

97. The final report will be supplemented with additional contextual data. Contextual data will provide further insights on rental housing quality; for example, trends in rental bonds (from Tenancy Services), household damp and mould, crowding, and severe housing deprivation (from Census).
98. The final report will be made available on Wellington City Council's State of Housing website in September 2025.

Next Steps

99. With the initial data collection phase now complete, the project will move into its next stage of analysis and engagement. The following steps will support the continued development and finalisation of the RHEP initiative:
 - May–July 2025: Further analysis to identify key insights from the full dataset, including any additional data submitted post-deadline.
 - July 2025: A follow-up hui will be held to share draft findings with stakeholders and gather feedback to refine the final report.
 - September 2025: The finalised report — integrating stakeholder feedback, contextual data, and additional insights — will be emailed to the Committee and published on the Wellington City Council's State of Housing website.
100. These steps ensure that the Council's reporting process remains robust, participatory, and transparent — incorporating the experiences of renters and the perspectives of those who advocate for and support them.

Kōwhiringa | Options

101. Option 1: Agree to extend the timeline for the Te Kainga 1,000-unit target by 24 months to the end of June 2028 and update the Housing Action Plan with this revised timeline (*recommended*).
102. Option 2: Retain the timeline for the Te Kainga 1,000 unit target delivered or under contract by end of June 2026 (not recommended as it will require a significant increase in the existing delivery rate during a period of economic uncertainty).

Whai whakaaro ki ngā whakataunga | Considerations for decision-making

Alignment with Council's strategies and policies

103. Social Outcome: A city of healthy and thriving whānau and communities is a strategic priority of the Council's long-term Plan 2024-24. By increasing access to good, affordable housing, we can improve the well-being of our communities. The Housing Strategy delivers on this objective.
104. The benefits of good housing and the impacts of poor housing are wide-ranging. Several strategies cross over with the Housing Strategy or that the Housing Strategy aligns with, the more prominent of these are outlined here.

105. *Our City Tomorrow engagement*, the *Spatial Plan* and the *proposed District Plan* – engagement on these three pieces of work over the last five years will transform how we live. The District Plan is critical to enabling and encouraging housing supply, choice, and affordability.
106. *City Safety and Wellbeing Plan* - through Pillar 2 – Strengthening our Community's Approach to Homelessness – demonstrates a commitment to addressing homelessness as a distinct but interconnected issue, ensuring that vulnerable individuals have access to pathways toward stability, housing, and well-being.
107. *Tupiki Ora* – Housing for Māori is a long-term priority for our Tākai Here partners and hāpori māori across Pōneke. *Tupiki Ora* details inside Pae Hekenga 4 - He Whānau Toiora – that the Council will work in partnership with Mana Whenua to develop housing initiatives and to actively seek solutions to prioritise putting whānau Māori into quality, safe, warm, and affordable housing.
108. *Te Atakura* – Building performance and construction waste are considered through the Council's Affordable Housing programme. Officers will consider opportunities to do more through this work programme, aligning with Te Atakura objectives by ensuring projects achieve Homestar 6 for new builds and, where feasible, for large-scale retrofits.
109. *Economic Well-being Strategy and Children and Young People Strategy* – shortage of affordable housing and high cost of living were key feedback pieces through the economic well-being strategy and children and young people strategy consultations. To align with the Economic Well-being Strategy, in 2022, the Committee agreed to broaden the criteria of Te Kāinga with the objective of full occupancy to include, but not limited to, job creation industries. The economic concerns of children and young people regarding housing supply and affordability are a consideration of the Housing Action Plan 2023-2025, with an action committing to quarterly forums for the Council and Wellington Universities, polytechnics and organisations representing young people not in tertiary education to keep connected and address affordable student housing for the city. In addition to this work, activities are underway through the Children and Young People's Strategy addressing the drivers of homelessness, which involve advocating for other social determinants of wellbeing, such as employment and education.
110. *Aho Tini 2030 Arts, Culture and Creativity Strategy* – adopted in 2021 Aho Tini engagement saw extensive feedback about the impact of housing on the arts and creative sector. The Aho Tini Action Plan includes an action to "Ensure the Housing Strategy considers the needs of artists and creative communities in Wellington, including opportunities to support creatives through future Te Kāinga developments."

Engagement and Consultation

111. Engagement and consultation plans are in place for projects within the Housing Action Plan. These will be aligned across the Action Plan, where relevant to do so, through the Housing Action Plan Advisory Group.
112. The proposed extension of the Te Kainga 1,000-unit target timeline to June 2028 was endorsed by the Te Kainga Governance Board following an out-of-cycle consultation. Board members were provided with performance data and market context supporting the extension, and endorsement was sought via email in line with the Board's Terms of Reference.

Māori Impact Statement

113. Housing is a priority for our Tākai Here partners, and the housing market's negative impacts disproportionately affect Māori. For these reasons, the Mana whenua and Māori Housing priority programme and our partnerships with Iwi on specific projects are a focus for this Housing Action Plan 2023- 2025.
114. This Action Plan can contribute positively to housing aspirations for Māori within Pōneke, supporting the well-being of whanau and community and potentially relieving some of the issues relating to low housing stock levels.

Financial implications

115. Projects within the Housing Action Plan have budgets managed at the project level. Any additional financial implications will be managed at the project level, and Long-Term Plan or Annual Plan funding will be requested as required, alongside any community engagement or consultation.
116. Financial implications of increasing the speed of delivery of the Te Kainga programme to achieve the 2026 target may expose the Council to additional financial risk during a period of economic uncertainty. This may undermine the long-term cost neutrality of the programme.

Legal considerations

117. There are legal considerations at a project level when considering property and joint development projects; these are assessed and managed at the project level.

Risks and mitigations

118. Risks to delivering on the Housing Strategy outcomes are managed at a project level. The Housing Action Plan Advisory Group, which includes project owners and business unit managers from each of the six priority programmes, meets every six weeks and regularly reviews the Housing Strategy and Action Plan's risks and mitigations.
119. The risk assessment for delivering on the long-term outcomes of the Housing Strategy is presented as part of this report.
120. The Te Kainga programme is monitored and advised by a governance board that includes internal and external members. As noted in the Financial Implications section, the risk of retaining the existing target is predominantly a financial one (i.e. market uncertainty could create risk of not maintaining the cost neutrality of the programme).

Disability and accessibility impact

121. Growing focus on accessible housing is an outcome sought from the Housing Action Plan 2023-25, with future projects in the Affordable Housing programme aiming to achieve accessibility targets. In 2021, the Committee agreed to target 10% fully accessible/universally designed apartments across the Te Kāinga programme. This decision has driven the provision of 6 accessible units in the second building of the Te Kāinga programme, 203 Willis St. For the next two Te Kāinga buildings, to be completed in 2025, a quarter of the apartments will achieve Lifemark 4 certification. This means 14% of the total Te Kāinga portfolio will have either accessible or universal design.

Climate Change impact and considerations

122. Building performance and construction waste are considered through Council's Affordable Housing programme. Officers will consider opportunities to do more through this work programme, aligning with Te Atakura objectives by ensuring projects achieve Homestar 6 for new builds and, where feasible, for large-scale retrofits.
123. Providing higher density housing in the central city, inner suburbs, and on key public transport routes will be critical for meeting Wellington's zero carbon goal.

Communications Plan

124. Communications plans are in place at the project level.
125. A communications plan is in place for the two new Te Kāinga buildings to be completed in late 2025. Early communications and marketing activities will get underway in May to maximise interest in the new buildings ahead of opening.

Health and Safety Impact considered

126. Project Health and Safety is considered at the project level.

Ngā mahinga e whai ake nei | Next actions

127. Following the Committee meeting, the Action Plan six-monthly report dashboard will be published on the Council website. In addition, an accessible version of the Action Plan dashboard will also be published. Officers will continue proactively engaging with strategic delivery partners, ensuring a collaborative approach to delivering housing outcomes for the city.
128. In May 2025, officers will present the next scheduled Te Toi Mahana Quarterly Report (Q3) to the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee, with the final report for the 2024/25 financial year (Q4) presented after the end of the FY (date TBC).
129. In June 2025 the Kōrau Tūāpapa | Environment and Infrastructure Committee will make decisions on Tranche 2 of the Proposed District Plan. Tranche 2 includes:
 - Hearing Stream 6 - Special Purpose Areas and Development Areas, FUZ, Corrections, Port, Quarry, Stadium, Airport
 - Hearing Stream 7 – Rural, Open Space Zones, Hospital, Tertiary, Light, Signs, Temporary Activities
 - Hearing Stream 8 – Natural and Coastal Environment
 - Hearing Stream 9 – Infrastructure (All chapters excl. INF-ECO), Transport
 - Hearing Stream 10 – Designations
130. In August 2025, the Kōrau Tūāpapa | Environment and Infrastructure Committee will make decisions to notify an Omnibus Plan Change. The Omnibus Plan change includes:
 - Changes to provisions that are causing Plan implementation and consistency issues or that lack clarity and certainty.
 - Respond to matters directed by the Council (eg Brooklyn Community Centre zoning).

-
- Fix minor errors that cannot be addressed without following a plan change process
 - Incorporate by reference an updated code of practice for land development.

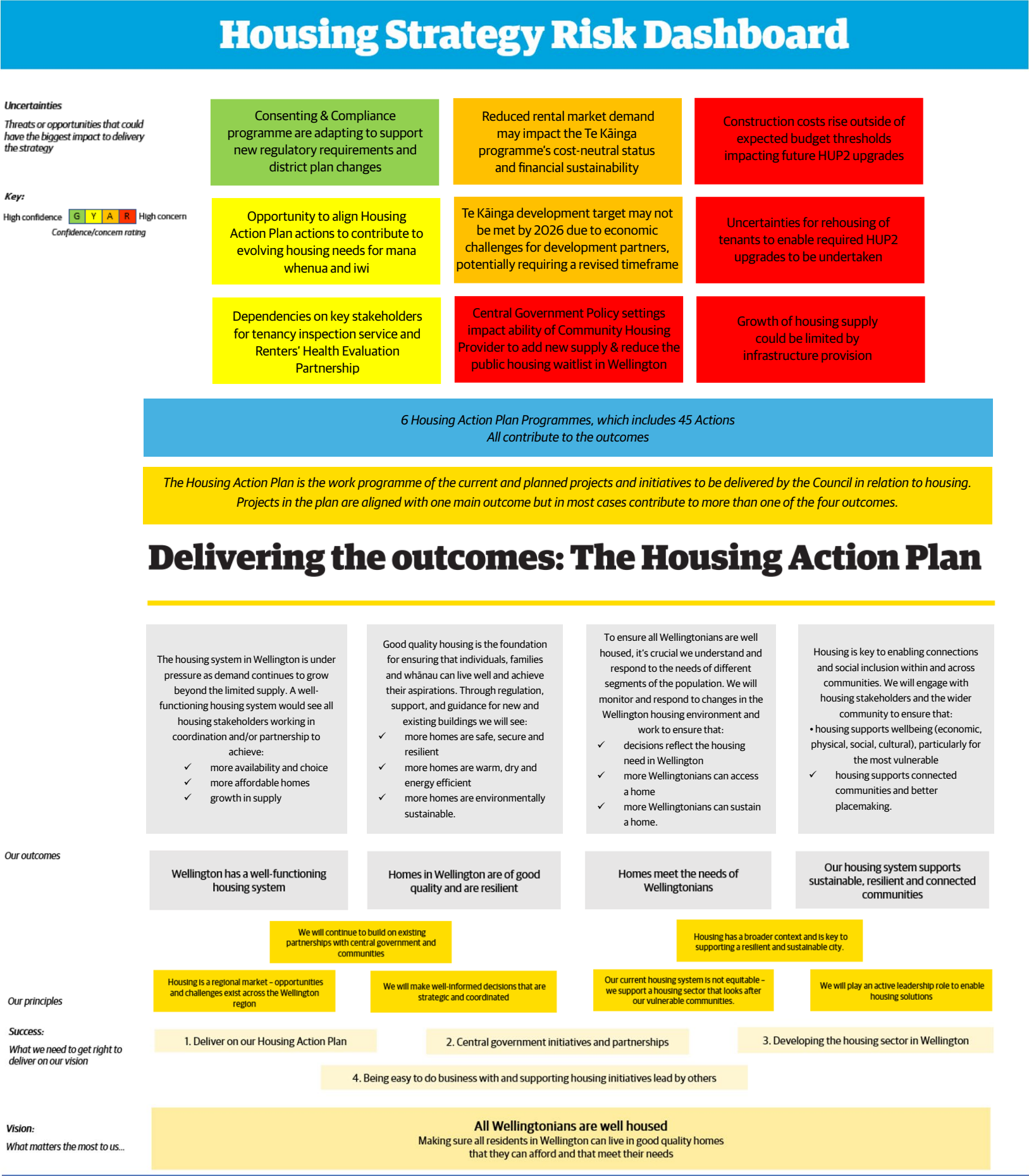
131. In September 2025 officers will present the first scheduled HUP2 Quarterly Report to the Kōrau Tūāpapa | Environment and Infrastructure Committee.

132. In September 2025, officers will email the final six-monthly Housing Action Plan report to the Committee, this will be the last report for the Housing Action Plan 2023-25.

Attachments

Attachment 1. Housing Strategy Risk Dashboard May 2025

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JOHNSONVILLE INVESTIGATIVE REPORT

Kōrero taunaki | Summary of considerations

Purpose

1. The purpose of this report is to present the Johnsonville Investigative Report which responds to a Council resolution to investigate options to facilitate and realise commercial development more quickly in the Johnsonville Metropolitan Centre Zone including options under the Public Works Act, Urban Development Act and other statutes as resolved at the 5 September 2024 Council meeting.
2. The report outlines areas for further investigation and a work programme for approval.

Strategic alignment

3. Key community outcomes for this paper are social and economic well-being, value for money, effective delivery, and revitalising the city and suburbs to boost the economy and support job growth. Investigating Community and Recreation Facility Leasing Opportunities supports social well-being by addressing the geographic gap in recreation centre provision identified in the Te Awe Māpara Community Facilities Plan. Similarly, exploring Integrated Transport Opportunities aims to enhance the economy by improving accessibility and connectivity, attracting more people and businesses to the Johnsonville Metropolitan Centre.

Relevant previous decisions

4. In September 2024, in relation to the [Johnsonville Metropolitan Centre Zone](#), the Council resolved:
 - To commission a report within six months that investigates options to facilitate and realise commercial development more quickly within the Johnsonville Metropolitan Centre Zone including options under the Public Works Act, Urban Development Act, and other statutes.
 - Direct officers to report back to Council on how these options and subsequent development could inform a review of the Johnsonville Town Centre Plan in respect of Council's 2025/2026 Annual Plan.

Significance

5. The decision is **rated low significance** in accordance with schedule 1 of the Council's Significance and Engagement Policy.

Financial considerations

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Nil | <input type="checkbox"/> Budgetary provision in Annual Plan / Long-term Plan | <input type="checkbox"/> Unbudgeted \$X |
|---|--|---|
6. The proposed work outlined in this report will be managed within current resources. It is expected that external consultants will be engaged; however, their involvement is estimated to be minimal and within existing budgets.

Risk

☒ Low ☐ Medium ☐ High ☐ Extreme

7. This report requests approval of a work plan to undertake further investigation and is therefore considered low risk.

Author	Rachael Watts, Manager Development Strategy
Authoriser	Phil Becker, Manager City Development Liam Hodgetts, Chief Planning Officer

Taunakitanga | Officers’ Recommendations

Officers recommend the following motion:

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the attached Johnsonville Investigation Report.
2. Agree that officers will report back to Council within the first quarter of 2026 with a project brief which would outline:
 - a. The Community and Recreation Facility Leasing Opportunities within the Johnsonville Metropolitan Town Centre; and
 - b. The Integrated Transport Opportunities, alongside GWRC’s business case development, working with aligned partners and stakeholders.

Whakarāpopoto | Executive Summary

8. Following a Notice of Motion in August 2024, the Council directed officers to investigate options for accelerating commercial development within the Johnsonville Metropolitan Centre Zone, including options under the Public Works Act, Urban Development Act, and other relevant statutes. The Johnsonville Metropolitan Centre faces significant challenges, including economic stagnation, a declining shopping mall with high vacancy rates, reduced footfall, and a lack of recent investment.
9. The economic performance and resilience of Johnsonville is a key priority for the Council, commercial stakeholders, and the community due to its pivotal location, economic potential, and community benefits. However, many traditional smaller shopping malls outside of the Central Cities, including Johnsonville mall, are declining with high vacancy rates, reduced pedestrian flows, and overall lack of vitality. Despite several resource consents for retail and mixed-use developments, none have progressed beyond the consent phase.
10. The decline and changing nature of shopping malls, along with current economic viability, have led to a lack of investment in Johnsonville. Spending and goodwill have gradually migrated to competing destinations, leaving the Johnsonville mall mostly vacant and delaying regeneration prospects. This has reduced business confidence and the community's sense of identity and pride, with the Business Improvement District calling for improved branding and a greater diversity of offerings.
4. The development hiatus has significantly impacted the area and arguably held back investment by adjacent property owners and tenancies. Businesses and consumers have steadily left the area in favour of more certain and stronger destinations. The

appropriateness of the Council intervention is underscored by the owner Stride Property Groups significant market presence within the Johnsonville Metropolitan Centre, which precludes competition for large-scale development.

5. To address these issues and align with the Council's strategic priorities of social and economic well-being, effective delivery, and revitalising the city and suburbs to support a thriving and resilient economy, this report recommends further investigation into specific opportunities. The proposed next steps include reporting back in the first quarter of 2026 with a project brief outlining Community and Recreation Facility Leasing Opportunities and Integrated Transport Opportunities.
6. This focused approach allows officers to explore options that could stimulate economic activity through increased footfall from community facilities and improved accessibility via integrated transport solutions. These investigations will also inform recommendations for a future review of the Town Centre Plan to ensure a coherent long-term vision.
7. Explicitly, pursuing further investigation into leasing and transport at this stage offers a lower-risk initial pathway compared to immediate compulsory acquisition, which is noted to carry high risks and costs. This phased approach allows for a more nuanced understanding of potential interventions and partnerships to achieve the Council's revitalisation goals for Johnsonville.

Takenga mai | Background

8. Background and context are available in the Johnsonville Investigative Report, Attachment 1.

Kōrerorero | Discussion

9. There are several factors which may make the Council intervention in the Johnsonville market appropriate.
10. Firstly, Stride have submitted multiple development plans over the years, attempting to respond to current market trends, transitioning from a dominant retail offering to a more mixed-use offering:
 - a) 2009 Resource Consent: Stride received approval to expand the mall from 10,000m² to 32,000m². The shift to online retail has been cited as one of the reasons why this proposal never proceeded.
 - b) 2016 Revised Proposal: Plans were scaled back to 26,000m². The revised design included a food hall and cinema.
 - c) 2022 Fast Track Consent: The consent related to Stage 1 of a proposed redevelopment of the Mall which included provision to:
 - i. Demolish the existing commercial buildings and infrastructure (Including the Johnsonville Shopping Mall and supermarket).
 - ii. Construct a mixed-use development in the north of the site that includes a new supermarket, a building up to 35 metres high containing approximately 120 residential units, seven multi-storey buildings and other ancillary buildings and structures (including temporary buildings and structures) up to a height of 18m, a publicly accessible plaza and refurbishment of existing buildings elsewhere on the site.
11. Despite these attempts, none of the consenting work has resulted in redevelopment, most likely due to viability and securing key anchor tenants.

12. Current government policy in the Going for Housing Growth programme will require the Council to enable activities such as cafes, dairies, and other retail across urban areas, and especially in high density-zoned areas⁴. While this is likely to be good for businesses with more competitive rents and a more dynamic urban environment across the city, it may be another factor discouraging mall redevelopment.
13. In addition, the market concentration of Stride provides the potential for non-competitive market behaviour. While we have not evaluated the potential market influence of Stride, its land holdings in the Johnsonville precinct precludes the opportunity for other property developers to provide a competition for large scale development of retail, residential, light industrial and other services.
14. Stride is a major investor in other retail shopping centres in the wider region for example Queensgate Shopping Centre, a retail catchment that does overshadow Johnsonville, therefore potentially diminishing any urgency in a Johnsonville redevelopment. Officers stress however that Stride have been open in all exchanges about their ambition for the site.
15. The nature of the suburban shopping centre market is clearly changing, with more shopping at 'big box' retail and online. Suburban shopping malls may no longer be the heart of suburbs, with resulting changes in community identity and the need for these communities to re-invent their local places or express aspirations to do so. As highlighted earlier in this report, this is a world-wide trend which most local authorities are being encouraged to address via their communities.
16. Given the time that has passed and the singular dominance of Strides land holdings, officers consider that Council intervention may be necessary in some form to support redevelopment. The areas for further investigation for intervention identified below would be used to support a masterplan approach and a revised Johnsonville Town Centre Plan.

Kōwhiringa | Options

17. The investigation report (page 22-26) considered several non-compulsory interventions but rejected them for various reasons:
 - a) Significant public realm investment without anchor tenants was deemed less effective in stimulating redevelopment without the increased footfall from community leasing.
 - b) Solely incentivising Stride through rates reduction was insufficient due to complex viability issues and potential revenue impact.
 - c) Prioritising a full Town Centre Plan review immediately was also rejected in favour of targeted investigations into leasing and transport to provide valuable evidence for a more effective review.
 - d) Full compulsory acquisition was rejected due to high risks and costs.
18. The recommended options focus on community/recreational leasing opportunities and integrated transport solutions, justified by Stride's openness to leasing discussions, the potential for community facilities to increase footfall, strong support from GWRC, and the lower risk and cost compared to immediate compulsory acquisition.

Community/ Recreational Lease Opportunities

19. A key area of investigation will be the potential for the Council to lease community and recreational facilities on land owned by Stride Property Limited within the Johnsonville Metropolitan Town Centre. A commitment from the Council to such leases could offer leverage for Stride, providing them with key anchor tenant commitment and the prospect of increased footfall to their land holdings. This is based on the understanding that Stride would recognise the additional activity generated by the Council facilities when determining rental pricing.
20. This approach, aligned with the aim of advancing community well-being and economic vitality, will consider the findings of the Te Awe Māpara Community Facilities Plan to ensure facilities meet identified community needs and address geographic gaps.
21. While other options for providing such facilities may exist, the initial focus is on leveraging Stride's land due to the potential to stimulate broader redevelopment within the Johnsonville Metropolitan Centre by providing key anchor tenants and increasing footfall, thereby supporting a thriving local economy. This also aligns with the Council's priority to revitalise the city and suburbs.
22. The investigation would include the following work streams:
 - a) Confirm results of Te Awe Māpara feasibility/needs assessment
 - b) Identify high level fit-out and on-going operational costs to the Council, such that any proposed leasing arrangement represents value for money compared to other options for providing community facilities; and
 - c) Engage with Stride to understand potential mutually agreeable key commercial term arrangements, noting the potential 'anchor' benefit to Stride of increased visitation and footfall from community facilities.

Integrated Transport Opportunities

23. Revitalising the Johnsonville Metropolitan Town Centre can also involve exploring integrated transport opportunities with GWRC who have funding to support initial business case development. This work will explore options for better accessibility and connectivity, and better public transport solutions.
24. The project brief will examine mechanisms and costs, prioritising existing infrastructure and partnerships to ensure value for money. Improved transport integration is crucial for economic revitalisation, attracting more people and businesses to the area. Recognising Johnsonville's role as a key transport interchange underscores the potential of these improvements to support the wider suburban area.
25. An integrated transport solution for Johnsonville has been a key priority for both Greater Wellington Regional Council (GWRC) and the Council.
26. An integrated transport hub solution could be delivered in several ways, working with Stride as current landowner, or alternatively, under a formal acquisition process whilst acquiring the entire site would present high risks and costs to the Council, a smaller scale acquisition, focused on transport priorities with ancillary commercial outcomes, would benefit from further investigation.
27. Officers would undertake further investigation alongside GWRC to understand firstly, what is required from an integrated transport solution, and secondly what mechanisms could be used to facilitate such a development.

-
28. The Investigation Report (page 24), outlines how the Urban Development Act (UDA) does not provide any acquisition benefits over and above the Public Works Act (PWA) and Local Government Act (LGA) process.
29. If the Council was to seriously consider compulsory acquisition, it would likely be via the PWA process. Further investigations are required to establish the feasibility of a PWA process with specific focus around:
- a) Confirming the case for compulsory acquisition.
 - b) The scale of acquisition the Council would seek to undertake; and
 - c) Potential partnership and joint ventures as the current advice is inconclusive.
30. Note, as part of this feasibility process, officers will continue to work with Stride to reach a solution outside any compulsory acquisition process.

Town Centre Review

31. The Investigation Report highlighted the identified long-term underinvestment and economic stagnation in the Johnsonville Metropolitan Centre, compounded by the evolving nature of suburban shopping centres.
32. The project brief will provide recommendations on the scope of the planning framework responding to these issues and how it should proceed. This approach will provide a structured framework for examining community and recreational leasing opportunities as well as integrated transport solutions, contributing to a unified long-term plan for Johnsonville's development.
33. The project brief will detail the resource needs for the Town Centre Plan review, ensuring that Council resources are used effectively. This review is crucial to align long-term planning with current leasing and transport findings.

Whai whakaaro ki ngā whakataunga | Considerations for decision-making

Alignment with Council's strategies and policies

34. The most relevant community outcomes, strategic approaches, and priorities for this paper include social and economic well-being, value for money and effective delivery and the Council's priority to 'revitalise the city and suburbs to support a thriving and resilient economy and support job growth'.

Engagement and Consultation

35. Whilst there is a high level of community interest in the future of Johnsonville Mall, this report requests approval of a work plan to undertake further investigation and is therefore considered low significance at this stage.
36. The project brief which will come back to Council in the first quarter of 2026 will include a public engagement plan to support the masterplan approach.
37. Engagement undertaken to date in development of the initial report has been outlined in the table below.

Consultee	Key Discussion Points
Greater Wellington Regional Council	<p>Strong support from GWRC for Integrated Transport Solutions at Johnsonville, supported by regional Councillors.</p> <p>GWRC are underway with feasibility plans for Johnsonville before progressing with Business Case Development.</p>
Kāinga Ora Homes and Communities	<p>Kāinga Ora has indicated that whilst they have no appetite to be involved in the development of Johnsonville Mall, they could facilitate a Specified Development Project (SDP) process, acting as facilitator in the process- albeit refer to post discussion with MHUD below in the regard. Note- SDP is untested on Brownfields.</p>
Ministry of Housing and Urban Development (MHUD)	<p>-Roles and responsibilities remain the same for both Kāinga Ora and MHUD. MHUD administers the UDA and provides advice to Kāinga Ora if they want to utilise the Act.</p> <p>-SDP does not change any of the incentives.</p> <p>-What additional benefits/ powers are given through the SDP over PWA- unlikely to be much benefit.</p> <p>-Under the SDP with Stride as major land holder Stride are not required to do anything</p> <p>-Previous SDP request for Sunfield in Auckland - MHUD recommended to Ministers it was not worth undertaking the process as it provided limited additional powers. Information surrounding the recent Tauranga decision yet to be released.</p> <p>-Auckland Light Rail similarly withdrew their request.</p>
Stride Property Limited	<p>The take-aways from our discussion with Stride to-date are:</p> <p>-Stride remain open to discussion to support development in the centre.</p> <p>-Stride continue to advance schemes for future development in the centre; and</p> <p>-Discussions around Council's commitment to lease community/ recreational facilities would be welcomed.</p> <p>Drawing on the previous letter from Phil Littlewood, Stride would recommend Council incentivise development through:</p> <ol style="list-style-type: none"> 1. Significantly reducing rates for commercial property. 2. Work with central government and the commercial property sector to develop solutions to help owners reduce insurance premium costs: and 3. Help to grow the economic activity of Wellington.
Buddle Findlay	<p>Engaged to support and provide technical advice on Compulsory Options.</p>
Johnsonville Business Improvement District representatives	<p>Key BID representatives were engaged to discuss the current problem, potential solutions and to provide a pre-brief prior to the Councillors workshop.</p>

Māori Impact Statement

38. Officers are working with Mataaho Aronui to understand how best to engage with our Mana Whenua partners on this project. The project brief was presented to both Iwi partners in December 2024 to introduce the project. Officers will develop an appropriate approach for engaging on this project which will be presented as part of the project brief.

Financial implications

39. The proposed work outlined in this report will be managed within current resources. It is expected that external consultants will be engaged; however, their involvement is estimated to be minimal and within existing budgets.

Legal considerations

40. This report outlines areas for further investigation and will report back on a project brief in early 2026. Any specific legal considerations will be presented as part of the project brief. At this stage there are no legal considerations.

Risks and mitigations

41. Based on the Strategic Risk Framework, the risks associated with this decision paper are considered to be low.
42. The key risks identified at this stage revolve around partnerships and relationships, particularly with Stride. Officers are actively working with Stride to achieve a mutually beneficial outcome and are committed to fostering a strong partnership with Stride to ensure the success of this initiative.
43. Leasing opportunities with Stride Property Limited are contingent on successfully negotiating commercially viable lease terms with Stride.
44. Over-reliance on the assumption that leasing on Stride's land is the most effective or only viable way to enhance town centre vitality. This assumption may limit the exploration and prioritisation of potentially equally or more effective alternative solutions for providing community and recreation facilities in Johnsonville.
- To ensure a comprehensive perspective, the project brief will explore alternative options like developing on existing Council land or forming other partnerships. While the leasing option with Stride is prioritised due to strategic location benefits and potential leverage, a comparative analysis of different models outlined in the investigation report will validate this prioritisation.
45. The assumption that feasible "integrated transport solutions" can be readily identified and progressed through collaboration with GWRC will need to be examined. This relies on the assumption of alignment in priorities, feasibility, and resourcing between the Council and GWRC.
- The project brief will incorporate the current status of GWRC's feasibility plans for Johnsonville and address how the Council intends to align its investigations with this ongoing work. This will also include any existing transport studies or plans for the area considered to be beneficial.

Disability and accessibility impact

46. The report refers to an investigative phase only, as such, no design work has commenced which would impact on the accessibility of the site.

Climate Change impact and considerations

47. The report refers to an investigative phase only, as such, no design work has commenced which would impact or contribute to Wellington's zero carbon goal.

Communications Plan

48. The Johnsonville Investigative Report has been released publicly as part of this decision paper. An appropriate communications plan will be developed to align with the project brief.

Health and Safety Impact considered

49. Not applicable at this stage.

Attachments

Attachment 1. Johnsonville Investigative Report

Page 76



Johnsonville Investigation Report

Council Resolution

April 2025

**Absolutely Positively
Wellington City Council**
Me Heke Ki Pōneke

Version	Date	Author	Approver
1	31/03/2025	City Development	

2 Johnsonville Notice of Motion

Absolutely Positively
Wellington City Council
 Me Heke Ki Pōneke

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Executive Summary

Subsequent to a Notice of Motion in August 2024, Councillors directed Officers to provide a report that investigates options to facilitate and realise commercial development more quickly within Johnsonville Metropolitan Centre Zone including options under the Public Works Act, Urban Development Act and other relevant statutes

The Johnsonville centre is a large and significant urban centre in Wellington City and is recognised, hierarchically, as a metropolitan centre. Under the District Plan, the Metropolitan Centre Zone plays a significant role in accommodating growth and provides key services to the outer suburbs of Wellington. Stride Property Limited (Stride) is a majority landowner, owning approximately 6 hectares of land within the centre.

The economic performance and resilience of Johnsonville is a key priority for Wellington City Council (WCC), commercial stakeholders, and the community due to its pivotal location, economic potential and community benefits to support housing, development, access to services, and quality of life in Johnsonville and surrounding suburbs.

Traditional shopping malls are declining both nationally and internationally and Johnsonville mall is no exception with high levels of vacancy (c. 19 vacant shops), declining pedestrian flows and overall lack of vitality. Several resource consents have been developed over the years, ranging from predominantly retail developments to more mixed use with some residential offerings. Despite this, none of these proposals have progressed beyond consent phase.

Lack of investment has arisen due to the decline and changing nature of shopping malls as well as the current economic viability. Spending and good will has gradually migrated from Johnsonville, to competing destinations. A mostly vacant and declining mall with delayed regeneration prospects in the middle of the Johnsonville centre has reduced business confidence. It has also reduced the feeling of identity and pride by members of the Johnsonville community with the Business Improvement District calling for improved branding and a greater diversity in offering.

The development hiatus has been impactful. The overarching influence of this large site on its neighbours has meant investment by adjacent property owners and tenancies has been held back- resulting in a fragmented offer as businesses- and consumers, have steadily left the area, in favour of certainty and stronger destinations. WCC wants Johnsonville to have a metropolitan centre that serves its suburban area and beyond, is economically vibrant and adaptable that the community can be proud of.

This report outlines a range of compulsory and non-compulsory tools that could be employed in relation to Johnsonville (refer to Figure 1). There is no one-single tool which will resolve the underlying viability issues in Johnsonville. Instead, the Council could implement a combination of interventions to increase pressure and/or incentivise re-development. Based on the high-level investigations undertaken so far, there would be benefits in further investigating both:

- a. Community and Recreation Facility Leasing Opportunities within the Johnsonville Metropolitan Town Centre; and
- b. Integrated Transport Opportunities, working with key partners and stakeholders¹

¹ Note: An integrated transport solution could be delivered in a number of ways, working with Stride as current landowner, or alternatively, under a formal acquisition process. As such, the feasibility of a PWA process will be explored as part of this option.

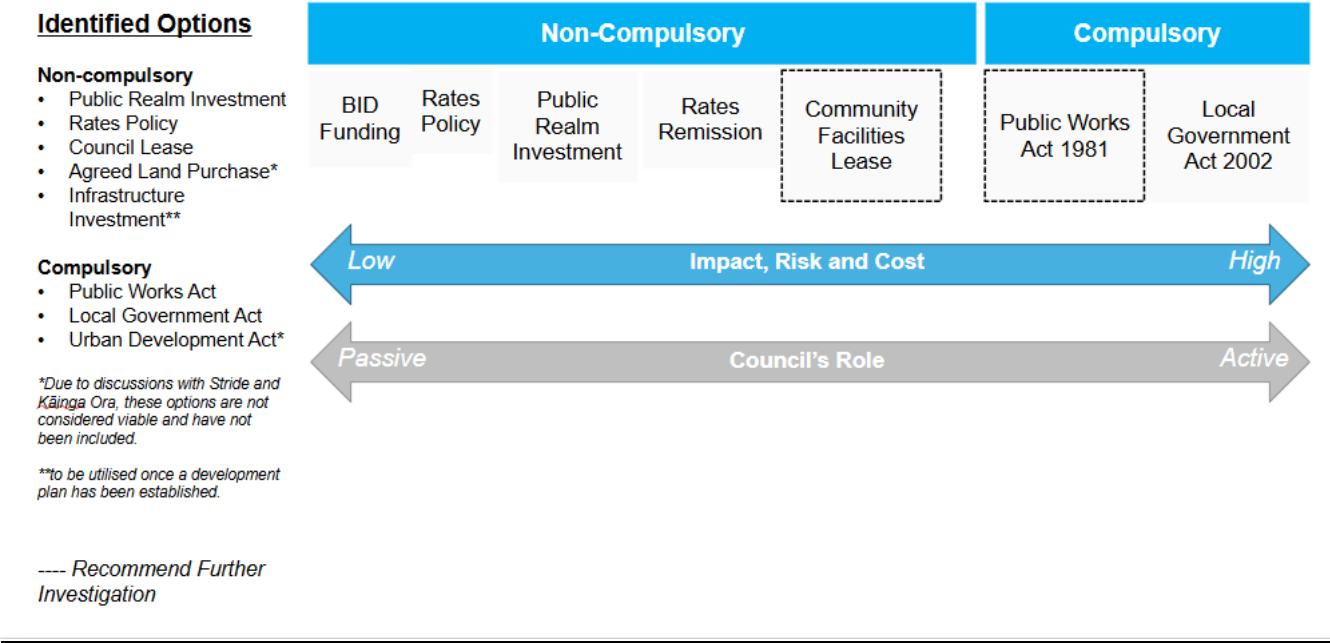


Figure 1- Summary of Interventions

Johnsonville

11,520 –Population

4,993,923 New Zealand Population

202,689 Wellington City

36.3- Median Age

38.1 New Zealand

34.9 Wellington City

1,218 - Businesses

649,164 New Zealand

30,129 Wellington City

\$53,900 – Median personal income

\$41,500 New Zealand

\$55,500 Wellington City

3.1%– Speak Te Reo Māori

4.3% New Zealand

2.7% Wellington City

Area Context

Location

Johnsonville sits centrally amongst surrounding residential suburbs including Paparangi, Newlands, Khandallah and Churton Park. It is also the nearest retail, hospitality and service destination that serves the Ngauranga commercial area.



Figure 2- Location

Town Centre Definition

Johnsonville Town Centre is recognised by commercial areas bordered by State Highway One, Moorfield and Broderick Roads. It is compact with excellent transport connections and is a key transport interchange- an advantage in limiting sprawl and concentrating consumers.

Population

Johnsonville is the 4th largest suburb of Wellington in terms of the total residential housing stock. Johnsonville's population is expected to reach 13,000 by 2043, while neighbouring suburbs, such as Paparangi, Woodridge, Grenada Village and Churton Park- which all rely on Johnsonville facilities- are projected to see even faster growth.

Most of the residential housing stock in the locality was constructed between 1970-1979. It is also dominated with owner-occupiers, with Johnsonville made up of approximately 95% residential housing and 5% residential investment housing properties.

In the 2023 census, just under two-thirds of Johnsonville's population identified as European, one quarter as Asian, and 8% as Māori. Almost a third of people living in Johnsonville were born overseas, and of those resident's half were born in just four countries- the UK, China, the Philippines and India.

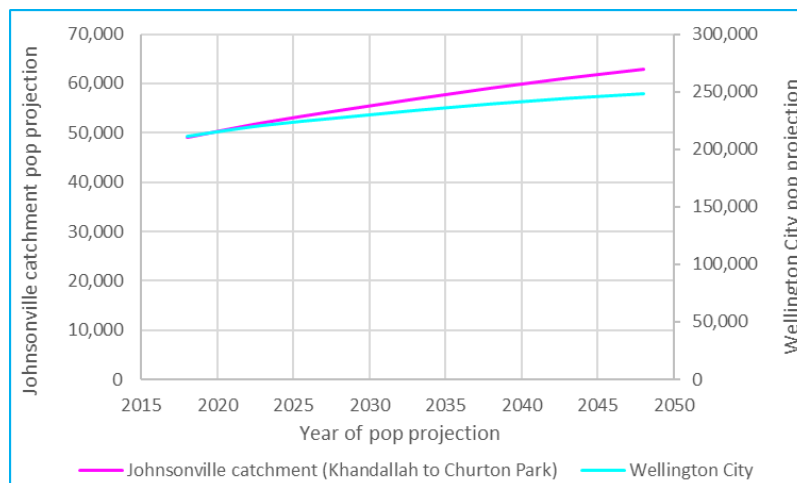


Figure 3- Johnsonville outgrowing Wellington City based on historic Trends up to 2018 Census

Primacy

WCC has identified Johnsonville as being the largest of the two metropolitan centres in Wellington central city in primacy. The long-term vision of Johnsonville as detailed in the Johnsonville Town Centre Plan, is that Johnsonville will become the service centre of the northern suburbs.

Johnsonville Town Centre is the predominant retail, amenity and commuter hub servicing the Northern Suburbs and is the gateway to Wellington's residential growth corridor that includes new housing developments in Churton Park, Grenada and Woodridge.

Johnsonville remains the primary commercial centre serving Wellington's northern suburbs. However, its dominance has somewhat diminished in recent years, as neighbourhood retail, hospitality and service clusters have established or grown elsewhere.

Competitive destinations include a new shopping centre in Churton Park and a refreshed and enlarged centre in Newlands, following the New World development.

Roading connections from State Highway One have lessened Johnsonville's past role as a thoroughfare for developing suburbs including Churton Park and Grenada. This has had some impact to passing trade residents from those areas regularly brought to the town centre.

Strengthening retail destinations – such as Lower Hutt's Queensgate Shopping Centre (also owned by Stride) and the large format retailers and the characterful hospitality venues of Petone have contributed to the erosion of visitation and revenue for Johnsonville businesses.

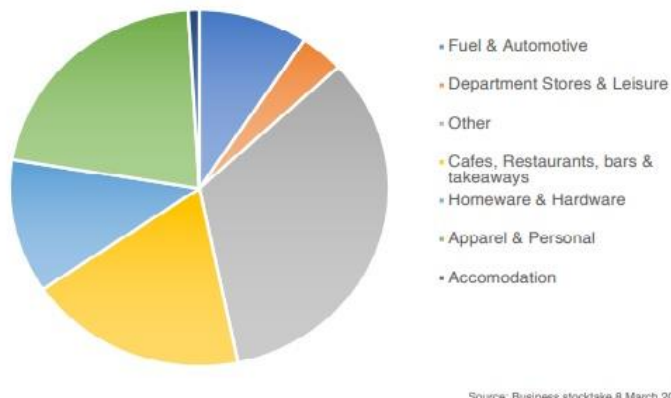


Figure 4- Johnsonville Town Centre Business Mix²

Major Landholdings

A large contiguous block sits at the centre of the Johnsonville Metropolitan Area with Stride owning approx. 4.1ha (c. 6ha including the Johnsonville Road Woolworths site) of the landholdings with some independent landholdings remaining at the northern end of the block. Stride's dominant position in the Johnsonville market, has resulted in limited opportunity for other landowners to offer a competing retail experience.

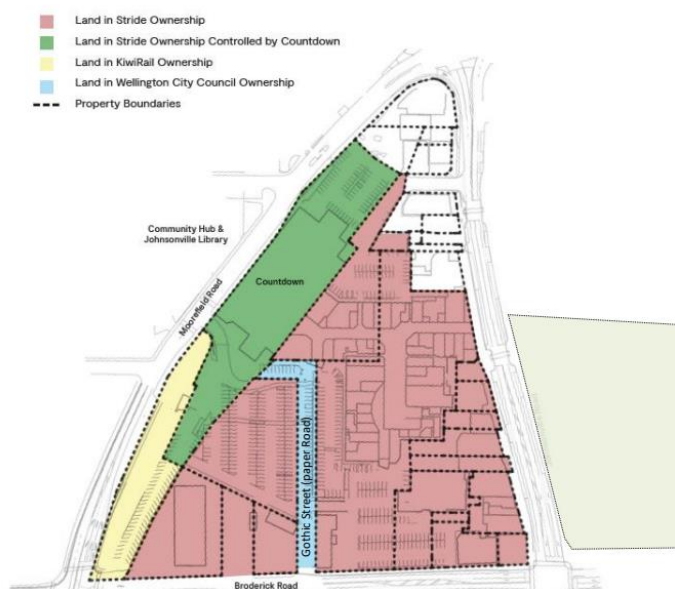


Figure 5- Landownership in Johnsonville

² First Retail Johnsonville Town Centre Snapshot 2021

The Crown owns the land used for the Johnsonville train station identified in yellow as KiwiRail Land in Figure 5. Woolworths currently hold a long-term ground lease over the area highlighted in green. The final expiry of this ground lease is 2093. Stride owns the underlying land parcel, and Woolworths own all improvements above ground, including the existing supermarket building.

Community Goodwill

Johnsonville is a close and collegial community with an inter-generational demographic that wants success for its Town Centre. This has been reflected consistently in media commentary, reinforced by the recent Notice of Motion in August 2024.

In June 2022 the Johnsonville Business Group, engaged with commercial property owners and businesses on the proposal to establish a Johnsonville Business Improvement District (BID). On 28 November 2022, the poll to demonstrate commitment to a BID in Johnsonville closed. Confirmed by the Council's Democracy Services team, there was a 40% return from eligible voters with a majority of 89% in favour, about twice more than was required. This result was the first formal step in setting up the Johnsonville Business Association, which is resourced by a targeted rate of \$95,000 applied to commercial properties.

Over recent years, support for the area has been declining as residents become increasingly frustrated with delays in re-development, the diminishing retail offer and experiences that contrast nearby competing destinations.

Problem Statement

Problem Statement The Johnsonville Mall site, a key landholding within a designated metropolitan centre, has faced long-term underinvestment and economic stagnation, resulting in adverse urban, social, and commercial outcomes. Strengthening retail destinations, such as Lower Hutt's Queensgate Shopping Centre and Petone's large format retailers and hospitality venues, have contributed significantly to the erosion of visitation and revenue for Johnsonville businesses.

Affected Parties

- Local businesses (BID)
- Residents of Johnsonville and neighbouring suburbs
- The broader Wellington economy
- Wellington City Council (WCC)

Urgency Continued decline exacerbates economic underperformance, deteriorates community morale, and undermines strategic objectives for growth and urban resilience. Delays in redevelopment, diminishing retail offerings, and contrasting experiences in nearby competing destinations have fuelled residents' frustration and diminished support for the area.

Evidence Base

Over recent years, support for Johnsonville has declined due to delays in redevelopment, reduced retail offerings, and more attractive nearby destinations like Lower Hutt's Queensgate Shopping Centre and Petone's large format retailers and hospitality venues. The Johnsonville Mall, a key landholding, has faced long-term underinvestment and stagnation, leading to adverse urban, social, and commercial outcomes. Local businesses, residents, and the broader Wellington economy are affected by this decline, which exacerbates economic underperformance and deteriorates community morale, thus undermining strategic growth and urban resilience objectives.

The underlying context for the lack of investment in the Johnsonville Mall is a rapidly changing role for shopping centres in cities. This analysis considers the changing role of the shopping centre, but also considers several factors which explicitly relate to the market context including:

- Decline in traditional retail stores, which is impacting all suburban shopping malls internationally.
- The challenge of commercial development and economic viability which makes investment more risk adverse.
- Lack of infrastructure upgrades, which limits maximum development potential.

The role of shopping centres

The Johnsonville Mall was the first indoor shopping mall in Wellington, opening in 1969. A fully enclosed, centrally located destination, it quickly dominated the retail offering in Johnsonville. It reflected a time when travel was predominantly by car and shopping in multiple stores was a leisure activity.

In addition, the range of products in any one retail category was less and so a representative range was available in a suburban mall. The range today for most products is more extensive. Consumers are prepared to travel further to 'big box retail' to seek a wider variety of choices, and to go online to access even larger product options. The change in the viability of the smaller shopping centre has had a major impact on the community's social fabric and identity. The role of suburban shopping centres on community wellbeing is the subject of extensive academic research, including explicit studies of Johnsonville Mall³.

The decline of shopping centres

This situation is not unique to Wellington or even New Zealand. The collapse of the suburban mall and challenge of re-anchoring the community is a feature in all western economies. In the UK, the issue is so significant, its Local Government Association has formed a best practice work guide for local authorities. Its research found that around one-fifth of shopping centre space is vacant in the UK.

The decline of the high street has been a noticeable trend for several years and driven by a range of factors:

- **The shift to online retail**- Online shopping has transformed the retail landscape with more consumers opting to shop online for convenience and competitive pricing. This has reduced foot traffic to traditional high street shops.
- **Rising operational costs**- high rent, increased wage costs and inflation have significantly impacted profitability for high street retailers.

³ Chantal Mawera and Rebecca Kiddleb, 1997

- **Consumer behaviour changes-** consumers are more cost conscious due to economic factors like high interest rates and inflation. This has led to reduced discretionary spending particularly in sectors like clothing, electronics and hospitality.
- **Pandemic effects-** COVID-19 accelerated the shift to online shopping while reducing in-store sales. Despite some recovery, consumer habitats had already shifted, with many sticking to online shopping post pandemic.
- **Competition for Johnsonville in other suburbs-** Strengthening retail destinations such as Lower Hutt's Queensgate Shopping Centre and the large format retailers and the characterful hospitality venues of Petone have contributed to the erosion of shoppers and revenue for Johnsonville businesses. Johnsonville has been affected by an accelerating regional focus from major retailers. Chain retailers are increasingly rationalising representation- concentrating store investment in areas that have a critical mass of complementary offers, opportunity for scale, reliable numbers of shoppers and a confident growth trajectory. Because of these trends, Johnsonville has seen several local and national brands exit the suburb in favour of neighbouring, larger retail destinations with regional audiences. The uncertainty of Johnsonville Shopping Centre's regeneration is an additional factor, contributing to this attrition.

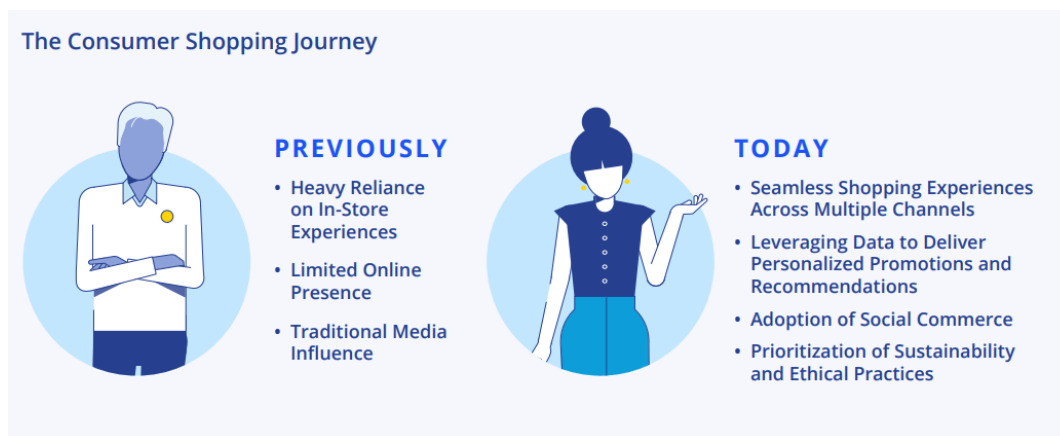


Figure 6- The Consumer Shopping Journey

Reduced requirements from typical retail categories, challenging occupancy economics and the strength of incumbent shopping and hospitality destinations will likely create difficulty for Johnsonville's redevelopment as a traditional retail centre. While Johnsonville has two supermarkets, the single brand offer is a further challenge as consumers are forced to look elsewhere for variety and more competitive pricing.

Engagement with the Johnsonville Business Improvement District (BID) suggests that Johnsonville currently cannot offer basic retail needs, 'there is no reason to come to Johnsonville'. The BID community have outlined that Johnsonville lack's identity with a need for increased branding and diversity of offer.

The 'shopping mall', as we think of them now, may not exist in the future. Retail-only centres need to evolve into mixed-use locations, serving a wide range of community needs. These may no longer be thought of as shopping malls, but simply as town centres.

Commercial and Economic Viability j

Johnsonville Metropolitan Centre plays a pivotal role in accommodating forecast population growth and has significant redevelopment potential. As per the WCC District Plan, the purpose of the Metropolitan Centre Zone (MCZ) is to provide predominantly for a broad range of commercial, community, recreation and residential activities. To support and encourage intensification, the MCZ provides an opportunity for substantial building heights (42m) to be realised.

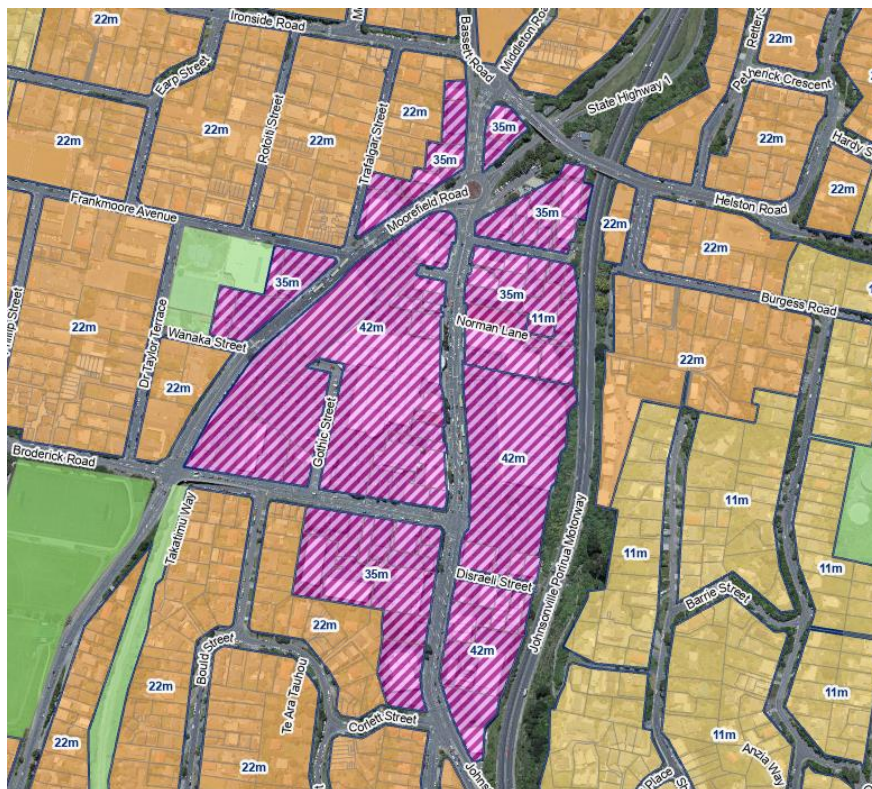


Figure 7- Metropolitan Centre Zone

While the District Plan supports high growth in Johnsonville, the core consideration for real estate development is the difference between the value on completion (Gross Development Value or GDV) and the cost of the development. The equation and expected development profit needs to reflect the time, effort and risk required. Both parts of this equation have been under pressure in recent years:

- The costs of projects, and the risks of cost overruns has increased in recent years. The Cordell Construction Cost Index (CCI) records average build cost inflation of 4.5% per annum over the past decade nationwide, with a peak quarterly growth of 10.4% in Q4 2022. In addition, complexities of infrastructure have increased the risks of unexpected costs. This results in increased allowance for contingency and more demands for surety from development funders.
- Suburban shopping centres are increasingly recognised as relatively risky in the current market. An end purchaser will be mindful that the rental return may not keep up with inflation and there is

greater risk of vacancy in the future. This means that the return on investment will need to be higher to attract investors and offset this risk. While a modern commercial property may sell for 16-20 times its net income, the chances are that a shopping centre may only sell for 10-12 times its rental income.

The additional risks of construction, and lower value on completion makes redevelopment of retail space significantly more difficult than an inner-city office building.

The fundamental viability of high-density housing (above four storeys) in the Johnsonville area is questionable in the current market. For high rise apartments to be economically viable they need to sell for \$12,000 to \$14,000 per m², which would equate to a sale price of \$1 million for an 80 m² apartment, which is unrealistic when the median value in Johnsonville is \$815,000 and a new townhouse can be purchased for \$800,000. On this basis, it is the market pricing rather than the lack of infrastructure that is the limitation on high density development in Johnsonville.

The market realisation that high rise residential is viable outside the CBD is only now being recognised by the wider market. For instance, Kāinga Ora has attempted to promote high rise in a variety of Auckland suburbs. Even in the comparatively affluent suburb of Northcote, the TLC Elevation apartment complexes have been very slow to sell and has been placed into receivership. The three to four storey walk-up apartments have been successful in some locations but are selling at less than \$10,000 per m².

Some build-to-rent operators in Auckland such as Simplicity Living have been successful at lower-cost high density residential development in suburban centres through vertical integrated models from buying land to building and tenanting the properties. However, the cost effectiveness of these development models in Wellington could be challenging. In sum, there is a fundamental challenge to high rise development in Wellington, especially beyond the CBD.

Commercial development in suburban centres is even less attractive. In these locations, rentals of \$200-400 per m² per annum are common, meaning that new commercial developments are unfeasible.

Infrastructure Upgrades

Some infrastructure investment is responsive to growth. Electrical line upgrades can be installed relatively affordably for “just in time” service growth. Services within existing buildings such as libraries and medical facilities can respond to urban growth and density over time. Other infrastructure needs to be in place to encourage and enable urban growth. This infrastructure is difficult and much more expensive to retrofit once urban intensification has happened. Examples include sewerage and water lines, school capacity or new schools, local parks.

Three Waters

Three waters infrastructure (for drinking water, sewerage and stormwater) is the most critical, as the District Plan and Wellington Water Limited (WWL) will not allow high density developments to be built in constrained areas without onsite mitigation, such as water tanks, sewerage retention tanks, or stormwater use/ absorption. This mitigation can be expensive, which can make developments financially unviable.

WCC’s Spatial Plan identifies priorities over the next 10-20-30 years for major infrastructure investment to focus on unlocking the capacity of growth areas for new development. Johnsonville is identified as a key priority growth area.

The three waters constraints in Johnsonville are outlined below:

Stormwater

- Undersized pipes

- Unprotected overland flow paths
- Town centre flooding due to topography and lack of overland flow

Wastewater

- Wet weather overflows
- Pipe capacity constraints
- Poor condition pipes

Water supply

- Requirements for mains upgrades and additional reservoir storage

Table 1- Summary of Growth Costs

Johnsonville	Water supply	\$57,498,814	
	Wastewater	\$135,962,264	
	Stormwater	Including major stormwater flood schemes	Excluding major stormwater flood schemes
		\$158,244,119	\$62,685,902
	TOTAL	\$351,705,197	\$256,146,980

⁴The table above shows a summary of costs to service growth in Johnsonville as outlined in the growth assessments reports over a 30-year period. Note the table below shows a combination of growth projects, level of service and renewal projects.

The current project list in the Long-Term Plan's 10-year period does not include any projects that service growth in Johnsonville.

In alignment with Stride's 2022 Fast Track Consent application, WCC applied to the Infrastructure Acceleration Fund (IAF). The proposal included a package of wastewater upgrades to address existing constraints and benefit new development in Johnsonville with a total of \$12.2M requested. However, as the 2022 Consent did not progress, the infrastructure funding application stalled. This also reinforces that it is the market values on completion, rather than limits of infrastructure, that is the critical component preventing development. Infrastructure limits, however, remain a constraint for residential townhouse developments in Johnsonville.

Green Space

Other infrastructure investments are also important to create successful, well-functioning communities in medium and high-density areas: recreational open space, trees and 'green' infrastructure, school capacity, medical facilities, and community services such as local police, fire service, public toilets, community halls/spaces, and sports facilities.

⁴ The methodology to work out these costs were agreed upon by both WCC and WWL when the project was commissioned. A number of these projects are renewals and not new infrastructure. A strategic rationalisation of these projects is therefore still required.



Figure 8- Existing Open Spaces in Johnsonville

In April 2022, WCC commissioned a qualitative assessment of existing public open spaces in Johnsonville. The scope of this assessment focused on existing public space but acknowledges that there is currently a lack of green urban public open space in the metropolitan centre of Johnsonville.

There is opportunity for streetscapes to have large trees, to integrate community and social interaction and play, and to have skateable streets and public places. But there is no guarantee at this stage that adequate public open space will be developed within the Johnsonville Metropolitan Centre given that the individual land parcels are predominantly held under private ownership.

Community Facilities

Waitohi Hub, established in 2019, is the home to Johnsonville library, Keith Spry Pool, Waitohi Kindergarten and Common Ground Café. It is located adjacent to Johnsonville Community Centre, so services and

programming can be collaborative. Waitohi is situated in the heart of Johnsonville right next to the public transport hub. The Hub sits across from the Mall site with Moorefield Road running in between.

The project started as the old Johnsonville Library was too small and had a poor layout that limited the ability to meet needs. Since the redevelopment, visits to the library have more than doubled from around 120,000 to 300,000 and pool visits have increased from around 100,000 to 200,000. Both facilities have wide appeal, and the library is now the second most popular in the library network.

The Collective Real Estate company has provided free flexible space on Johnsonville Road facing the Mall for community groups to use for meetings, classes or to meet with clients. While not technically a “public” space, it adds to the Johnsonville community facilities available.

The Te Awe Māpara Community Facilities Plan (2023) guides the WCC’s provision and decision-making about community facilities for the next 30 years. The Plan identifies the following in relation to Johnsonville:

- Whilst the Johnsonville community centre is large and well located adjacent to other facilities, the building has design and condition deficiencies.
- Catchment modelling indicates a potential geographic gap between the Johnsonville, Newlands and Churton Park areas.
- Growth in the Northern Ward indicates a need for increased recreational capacity.

The Plan identifies the following action for Johnsonville

Action F5- Recreation centre gap and Johnsonville facility provision

Undertake a needs analysis and feasibility study to address the indicative gap in recreation centre provision and to maximise the benefits of facilities.

This action incorporates two key future directions for facilities in Johnsonville:

1. For community centres: Investigate potential for collaborative facility development within local facilities to ensure fit-for-purpose and co-ordinated provision.
2. For Recreation centres: Investigate the need and viability for increased recreation provision, focused on the indicative gap around Johnsonville, Newlands and Churton Park areas.

To avoid conflicting engagement activities during the LTP Amendment consultation, the Te Awe Māpara Programme Governance Group has taken the decision to defer area needs assessment and feasibility studies until WCC July 2025, at the conclusion of the LTP Amendment process. From July, WCC will undertake a community engagement process to understand their needs and aspirations before then undertaking a feasibility assessment.

WCC needs to recognise the importance of its community infrastructure in embedding a focal point for communities and strengthening the sense of identity and brand to a suburb. While these assets cannot replace declining retail, there is an opportunity to consider how they complement existing retail activity.

Stride

Further to this, in September 2024, Stride wrote to WCC outlining the following issues which have ultimately contributed to their lack of investment within the Johnsonville Mall Area:

- *“In the past nine years, rates (for comparable commercial property) have increased by approximately 70%. This is 43%, or 2.6x, higher than the rate of inflation over the same period. We also note that under WCC’s Long Term Plan, rates are expected to increase at significantly more than the rate of inflation over the next 10 years, exacerbating this differential further.*

- *Insurance costs have increased 560% over the same period.*
- *These substantial increases in operating costs mean that a retailer in Wellington now needs to make between 20% to 30% more in sales when compared to other major urban areas, such as Auckland, to achieve a comparable level of profitability.*

In addition to the above, we note that retail rentals have declined in Wellington over the same period (nine years)."

Why Should WCC Intervene?

There are several factors which may make WCC intervention in this market particularly appropriate.

Firstly, Stride have submitted multiple development plans over the years, attempting to respond to current market trends, transitioning from a dominant retail offering to a more mixed-use offering:

- 2009 Resource Consent: Stride received approval to expand the mall from 10,000m² to 32,000m². The shift to online retail has been cited as one of the reasons why this proposal never proceeded.
- 2016 Revised Proposal: Plans were scaled back to 26,000m². The revised design included a food hall and cinema.
- 2022 Fast Track Consent: The consent related to Stage 1 of a proposed redevelopment of the Mall which included provision to:
 - Demolish the existing commercial buildings and infrastructure (Including the Johnsonville Shopping Mall and supermarket).
 - Construct a mixed-use development in the north of the site that includes a new supermarket, a building up to 35 metres high containing approximately 120 residential units, seven multi-storey buildings and other ancillary buildings and structures (including temporary buildings and structures) up to a height of 18m, a publicly accessible plaza and refurbishment of existing buildings elsewhere on the site.

Despite these attempts, none of the consenting work has resulted in redevelopment.

Current government policy in the Going for Housing Growth programme will require WCC to enable activities such as cafes, dairies, and other retail across urban areas, and especially in high density-zoned areas⁵. While this is likely to be good for businesses with more competitive rents and a more dynamic urban environment across the city, it may be another factor discouraging mall redevelopment.

In addition, the market concentration of Stride provides the potential for non-competitive market behaviour. While we have not evaluated the potential market influence of Stride, its land holdings in the Johnsonville precinct precludes the opportunity for other property developers to provide a competition for large scale development of retail, residential, light industrial and other services.

Stride is a major investor in other retail shopping centres in the wider region (e.g., Queensgate Shopping Centre through Diversified), which may impact its appetite for investing in one site, with potential to impact other sites. We stress that we are not aware of non-competitive market actions by Stride, who have been open in all exchanges. But the scale and dominance of their market presence in Johnsonville does support WCC intervention that may not apply in other locations.

The nature of the suburban shopping centre market is clearly changing, with more shopping at 'big box' retail and online. Suburban shopping malls may no longer be the heart of suburbs, with resulting changes in community identity and the need for these communities to re-invent their local places or express aspirations to do so. As highlighted earlier in this report, this is a world-wide trend which most local authorities are being forced to address.

⁵ [factsheet-1-going-for-housing-growth-at-a-glance.pdf](#)

Interventions: Non-Compulsory Options

Options for WCC to play an active role might include investing in public spaces such as branding, enhanced public gathering places, improved safety and cleaning. Some of these options are currently underway as part of the Suburban Centres Plan and through the Business Improvement Districts (BIDs) work. The following table sets out the key non-compulsory tools available to WCC, acknowledging several hybrid options will be also available:

Non-Compulsory Tools				
Tools	Application to Johnsonville	Benefits	Risks and Issues	Potential Costs
"Public Realm" Investment	There is an identified deficiency of green space within the town centre and the issue is regularly called upon by the BID and local Johnsonville community.	Improved public amenity, health and well-being, social value/ perceptions and attract additional visitors.	Unlikely to accelerate overall development of the Johnsonville Metropolitan Centre Zone. The most beneficial location for additional green space would be located within the Stride site. Without a development plan in place, this would be difficult to initiate.	Potential contributions from sale of Old Johnsonville Library site.
Increase LTP funding to Johnsonville Business Improvement District Initiatives	With a range of empty tenancies available and ample space where containers or pop-up stores could be located, low-cost setup and occupancy solutions are available.	Reduced risk, smaller scale investment which could help to change public perceptions of the area.	Pop-up shops and events would require permission from Stride. Temporary solutions could disincentivise any plans Stride has to redevelop.	WCC funding to support branding, fit out and events.
Development Partnerships (i.e. GWRC)	Officers have proactively engaged with stakeholders and developers. Discussions to-date with GWRC have centred around support for an integrated transport solution in the south-western corner of the Mall Site.	Identify interest and potential development opportunities in Johnsonville.	Any opportunities would still require either a partnership approach with Stride or compulsory acquisition.	N/A

Re-zoning	Changes in planning regulation - encouraging intensive residential development near transport corridors.	Mixed-use development that responds to the current economic climate.	As previously identified within this report, the WCC District Plan supports and encourages intensification with the MCZ providing an opportunity for substantial building heights (42m) to be realised. The issue of viability however remains.	N/A
Sale of Gothic Street	WCC own the existing 'paper road' Gothic Street which runs north/south into the site directly off Broderick Road.	Financial gain through sale of WCC asset.	WCC have and continue to support in principle the sale of this land to Stride however the sale has always been contingent on redevelopment of the mall. Gothic street is not viewed as an impediment to development and as such is not seen as a major lever for development.	N/A
Commitment to lease facilities within a new development on the Stride site: i.e. Community/Recreational Facilities/Office space.	Centralise community centre, office space and recreational offer into part of the Stride site.	Partnership with Stride to support development in the centre. Identified need for community/recreational facilities already established for Johnsonville. Would provide greater certainty to development for Stride.	Would not guarantee development from Stride who would still need to secure other key anchor tenants.	Fit-out costs in addition to on-going lease and OPEX costs. Cost effectiveness of own vs lease facilities would need to be investigated further.
Rates remission	WCC could introduce a remission for economic development.	These measures could help reduce barriers to investment and encourage revitalisation.	Rates are a blunt tool to encourage development. This would set a precedent and WCC would not be able to define fair boundaries. The rates remission would not guarantee re-development of the Metropolitan Centre.	Someone else needs to pay for the remission. Economic development remissions for businesses

Rates Policy	Change to city wide rating base from capital value (CV) to land value (LV).	A LV system would mean that underdeveloped land pays more	Questionable whether the higher rate would trigger development as it only encourages development at the margin but could be valuable signal, if coupled with other means.	It's not possible to rate based on "underutilised land"
Infrastructure Investment	There is currently no investment into growth infrastructure in the next 10 years of the Long-Term Plan for Johnsonville.	Removing the perceived barriers to development. Being 'development ready'	There are several benefits in undertaking infrastructure upgrades and development of the site at the same time. This should be considered alongside development rather than a pre-cursor to development. The exception is three waters infrastructure which would need to be sufficient to service a proposed development before it starts.	TBC- Estimate \$12-15m
Land Purchase by Agreement with Stride	WCC acquires all or part of the Johnsonville Mall Site.	Reduced legal risk/uncertainty.	WCC would likely require a development partner to undertake a commercial development – market appetite untested. WCC's appetite and level of maturity. Strides willingness to divest. Potential for setting a precedent for other areas e.g. Tawa.	Johnsonville Shopping Centre is valued at \$47m within Stride's HY25 Interim Results. Total cost would be dependent on the size and position of the land parcel acquired.

Interventions: Compulsory Options

The following table provides a summary of the compulsory options available to WCC including the risks and issues and potential costs of the options.

A wider and complete summary of these options is outlined in Appendix 2 including the pros and cons of each along with a high-level cost estimate and indicative timeframes.

Compulsory Tools			
Tools	Application to Johnsonville	Risks and Issues	Potential Costs
Public Works Act 1981 (PWA)	<p>Acquisition of the whole site would present high risk and cost to Council. However, a smaller scale acquisition in support of transport related outcomes could present a number of opportunities.</p> <p>WCC may seek to engage with Stride to acquire the land voluntarily within a timely manner (s17).</p> <p>If agreement is not able to be reached in a timely manner, WCC would need to build a case to justify compulsorily acquiring the land to obtain WCC approval to acquire the land using the PWA (lodging a s18 notice of desire).</p>	<p>WCC must justify that the land acquisition is "fair, sound and reasonably necessary" for achieving the objectives of the work, and that adequate consideration has been given to alternative sites, routes, or other methods of achieving those objectives (s24).</p> <p>Compulsory acquisition is subject to appeal rights which can extend timeframes and add to costs, especially if the necessity or fairness of the acquisition is challenged.</p>	<p>The costs of this process are likely to be significant, not only in property acquisition costs but also legal and valuation fees.</p> <p>The Stride Annual 25 report notes the market value of the Johnsonville Shopping Centre site as \$47m.</p>
Local Government Act 2002 (LGA)	<p>Under the LGA, WCC can acquire land or an interest in land in the manner provided in the PWA that may be 'necessary or convenient' for the purposes of, or in connection with, a public work that it was empowered to undertake before 1 July 2003 (s189(1)), which includes urban renewal (s644B – LGA 1974).</p>	As per PWA above.	As per PWA above.

Urban Development Act 2020 (UDA)	The UDA increases the specified works for which land can be acquired as part of urban development, and has more flexibility for partnership, transfer and sale of the land with the landowner and to other developers.	<p>Would require WCC to partner with Kāinga Ora, which is considered unlikely based on preliminary discussion.</p> <p>Complex and relatively untested.</p> <p>The government's "turnaround plan" for Kāinga Ora⁶ largely removes its resourcing for large scale urban redevelopment. This means projects under the UDA will be difficult to operate without WCC funding the process and/or legislative changes to the UDA.</p>	With reallocation of Kāinga Ora resources, the WCC may be asked to fund Kāinga Ora's roles in implementing land acquisition for specified works and for urban development projects under the UDA.
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Some options identified as part of this report, such as the acquisition of part of the site, are intended to change WCC's negotiating position, and create opportunities for development other than by Stride.

Even where WCC pursues a compulsory option, this would need to be combined with additional interventions. The acquisition of the site alone only transfers ownership of the problem. It would be necessary to also consider some of the non-compulsory interventions such as the development of community facilities to compliment acquisition.

Te Matapaki Nga Mahi Panuku Discussion and Next Steps

In summary, the non-compulsory options tend score low-medium on impact (Figure 1) but provide a lower risk and in some cases cost options to WCC to support redevelopment in Johnsonville.

Further Investigation:

Community/ Recreational Lease Opportunities

There may be opportunities to leverage the public visits to libraries, community centres and sports facilities to support the retail and commercial service activity Johnsonville. This could work where Stride recognise the additional activity brought by WCC facilities and price this into market rentals. In addition, it provides greater certainty to Stride when undertaking their feasibility assessments.

Working in alignment with the Te Awe Māpara Programme, Officers would undertake a scoping exercise to establish the following:

- Confirm results of Te Awe Māpara feasibility/ needs assessment.
- Identify high level fit-out and on-going operational costs to WCC; and
- Engage in early discussions with Stride to understand potential commercial term arrangements.

Integrated Transport Solutions:

An integrated transport solution could be delivered in a number of ways, working with Stride as current landowner, or alternatively, under a formal acquisition process. Whilst acquiring the entire site would present high risks and costs to the Council, a smaller scale acquisition, focused on transport priorities with ancillary commercial outcomes, would benefit from further investigation.

Officers would undertake further investigation to understand firstly, what is required from an integrated transport solution, and secondly what mechanisms could be used to facilitate such a development.

As indicated in the report, the UDA does not provide any acquisition benefits over and above the PWA and LGA process. If WCC was to seriously consider compulsory acquisition, it would likely be via the PWA process. This approach would be at high risk and cost to WCC however depending on the scale of acquisition could have significant impact on the redevelopment of Johnsonville.

Public Works Act

Further investigations are required to establish the feasibility of a PWA process with specific focus around.

- Confirming the case for compulsory acquisition.
- The scale of acquisition WCC would seek to undertake; and
- Potential partnership and joint ventures as the current advice is inconclusive.

Officers will provide recommendations back to Council by First quarter of 2026 outlining key recommendations and an aligned programme of work in relation to the preferred intervention(s).

External Engagement Record

Consultee	Key Discussion Points
Greater Wellington Regional WCC	<p>Strong support from GWRC for Integrated Transport Solutions at Johnsonville, supported by regional Councillors.</p> <p>GWRC are underway with feasibility plans for Johnsonville before progressing with Business Case Development.</p>
Kāinga Ora Homes and Communities	<p>Kāinga Ora has indicated that whilst they have no appetite to be involved in the development of Johnsonville Mall, they could facilitate an SDP process, acting as facilitator in the process- albeit refer to post discussion with MHUD below in the regard. Note- SDP is untested on Brownfields.</p>
Ministry of Housing and Urban Development	<p>-Roles and responsibilities remain the same for both KO and MHUD. HUD leads the UDA and provides advice to KO if they want to utilise the Act.</p> <p>-SDP does not change any of the incentives.</p> <p>-What additional benefits/ powers are given through the SDP over PWA- unlikely to be much benefit.</p> <p>-Under the SDP with Stride as major land holder Stride are not required to do anything</p> <p>-Information surrounding the recent Tauranga decision yet to be released.</p> <p>-Previous SDP request for Sunfield in Auckland MHUD recommended to Ministers it was not worth undertaking the process as it provided limited additional powers.</p> <p>-Auckland Light Rail similarly withdrew their request.</p>
Stride Property Limited	<p>The take-aways from our discussion with Stride to-date are:</p> <p>-Stride remain open to discussion to support development in the centre.</p> <p>-Stride continue to advance schemes for future development in the centre; and</p> <p>-Discussions around Council's commitment to lease community/ recreational facilities would be welcomed.</p> <p>Drawing on the previous letter from Phil Littlewood, Stride would recommend Council incentivise development through:</p> <ol style="list-style-type: none"> 1. Significantly reducing rates for commercial property. 2. Work with central government and the commercial property sector to develop solutions to help owners reduce insurance premium costs: and 3. Help to grow the economic activity of Wellington.
Buddle Findlay	<p>Engaged to support and provide technical advice on Compulsory Options.</p>

Johnsonville Business Improvement District representatives	Key BID representatives were engaged to discuss the current problem, potential solutions and to provide a pre-brief prior to the Councillors workshop.
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Appendix

Appendix 1: Detail of Compulsory Options

The following table provides a summary of the compulsory options available to WCC including the pros and cons of each along with a high-level cost estimate and indicative timeframes.

	Public Works Act 1981 (PWA)	Local Government Act 2002 (LGA)	Urban Development Act 2020 (UDA)
Summary	<p>Under the PWA, WCC, as a local authority, has the power to acquire land from private landowners for:</p> <ul style="list-style-type: none"> The purpose of a local work that is intended to be constructed by or under the control of WCC and for which it has financial responsibility – s16(2) A local SPV work that is intended to be constructed by or under the control of a SPV (special purpose vehicle) and for which it is the responsible infrastructure authority – s16(3). This is related to 'eligible infrastructure' under the Infrastructure Funding and Financing Act 2020. 	<p>Under the LGA, WCC may acquire land under the PWA for urban renewal and works within its general competence powers (LGA ss 10, 11, 11A and 12).</p> <p>Under the LGA, WCC can acquire land or an interest in land in the manner provided in the PWA that may be 'necessary or convenient' for the purposes of, or in connection with, a public work that it was empowered to undertake before 1 July 2003 (s189(1)), which includes urban renewal (s644B – LGA 1974).</p> <p>The LGA imposes less stringent requirements for acquisition than the PWA. Land can be acquired that is merely convenient for the purposes of, or in connection with urban renewal (being a public work that they were empowered to</p>	<p>The purpose of the UDA is to facilitate urban development that contributes to sustainable, inclusive, and thriving communities (s3).</p> <p>A potential urban development project, or an urban development project that is already being carried out, can be selected for assessment as a potential Special Development Project (SDP). If the project is established as an SDP, the UDA provides Kāinga Ora (or its delegate, such as WCC) with a range of powers including in respect of consenting, designations, infrastructure, reserves and funding.</p> <p>Note: The UDA gives special powers for the acquisition of land for specified works that Kāinga Ora initiates, facilitates, or undertakes (in respect of all types of urban development projects, not just SDPs (s 6(2)(b))). These powers</p>

	<p>The process of acquisition undertaken before 1 July 2003). The process involves negotiation between the parties to acquire the land voluntarily (s17). If a reasonable agreement cannot be reached between the parties, Council may seek to acquire the land compulsorily using the process in Part 2 of the PWA, subject to the requirements of the Act.</p>	<p>apply regardless of whether there is an SDP.</p> <p>These powers are not able to be delegated to WCC (s 295). Therefore, unless WCC seeks to partner with Kāinga Ora, these acquisition powers have no direct application <i>[high-level discussions with Kāinga Ora has confirmed that they have no appetite to be involved in the outcome]</i>.</p> <p>The acquisition or taking must be carried out in accordance with Part 2 of the PWA, which applies with modifications (s 256(2)). Under the UDA there are a broader range of compensation options (s 260); the ability to transfer acquired land to developers to develop specified works (ss 264-265); and the land can be on-sold once certain specified works have been completed (s 273).</p>
Key Requirements	<p>WCC must have control of and financial responsibility for a local work, or be the responsible infrastructure authority for a local SPV work, to seek to acquire land under the PWA for the local work.</p> <p>Statutory processes for compulsory acquisition must be followed: lodge a</p>	<p>While the LGA could provide the power to acquire land, the processes in Part 2 of the PWA will apply to its acquisition.</p> <p>s189(2) of the LGA states that all land taken, purchased, or acquired under the PWA is vested in the local authority for the purpose for which it</p> <p>Every SDP must have the following key features, recommended by Kāinga Ora, and accepted by the joint Ministers (s26(1)):</p> <ul style="list-style-type: none"> a. project objectives (key outcomes and outputs) (ss 27 and 28(b)). b. a project area (must be defined by geographical boundaries, but

	<p>notice of desire (s18), if negotiations are unsuccessful, after three months, lodge a notice of intention to take the land (s23). The landowner has the ability object to the taking (s23(3)) and an objection will be heard by the Environment Court (s24).</p> <p>The acquiring authority (WCC) must justify that the land acquisition is "fair, sound and reasonably necessary for achieving the objectives of WCC and that adequate consideration has been given to alternative sites, routes, or other methods of achieving those objectives (s24(7)).</p> <p>Any compulsory acquisition by WCC would be formalised through a Proclamation by the Governor-General (s26(2)).</p>	<p>was acquired and is subject to the provisions of that Act as to a change of the purpose or its disposal.</p>	<p>the area or areas can be non-contiguous) (ss 26(3) and 28(c)-(e)); and</p> <p>c. a project governance body (default is Kāinga Ora but could be an entity of any type (ss 289 and 292)) (ss 26(2) and 28(f)).</p> <p>These do not apply to the same extent for land acquisition for specified works that are not part of an SDP (ss 250-252). But Kāinga Ora will still need to initiate, facilitate or undertake the works.</p> <p>There are additional restrictions if protected land, former Māori land, or RFR land is included in a project area (ss 17 – 20).</p>
Pros	<ul style="list-style-type: none"> The Council would acquire the land at a market valuation set out in accordance with the compensation provisions of the PWA (rather than an inflated cost that may be 	<ul style="list-style-type: none"> Acquisition process is in accordance with the well-tested PWA. LGA empowers WCC to compulsorily acquire land for wider purposes than the PWA – namely for any public work that 	<ul style="list-style-type: none"> As facilitator in the SDP process, Kāinga Ora would be responsible for most of the costs (c. 90%) relating to the initial assessment phase. SDP process is intended to be best suited to complex projects

	<p>sought by the landowner).</p> <ul style="list-style-type: none"> • Acquisitions under the PWA are a well-tested process with existing standards and guidelines established by LINZ. • If negotiated voluntary acquisition is successful under s17, it can be a relatively straightforward process (compared to acquisitions under the UDA). • Compulsory acquisition option may be available to Council if initial negotiations fail and the land is required for a local work, subject to the requirements of the PWA. • Provides an acquisition pathway for land required for eligible infrastructure (a local SPV work) although this may be more complex than acquiring it as a local work under (a) of the definition. 	<p>WCC was empowered to undertake immediately prior to the LGA coming into force. In particular, that includes urban renewal.</p>	<p>that are unable or unlikely to be delivered or developed optimally under existing processes.</p> <ul style="list-style-type: none"> • A request for selection for assessment as a potential SDP would signal to private landowners that WCC is serious about facilitating and realising commercial development in the defined project area. • Potential to establish a project governance body that is financially separate from WCC or Kāinga Ora.
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Cons	<ul style="list-style-type: none"> • Compulsory acquisition is subject to appeal rights which can extend timeframes and add to costs, especially if the necessity or fairness of the acquisition is challenged. • Can only acquire the land if it will be used for a 'local work' for which WCC has control for and financial responsibility over, or a 'local SPV work' for which WCC is the responsible infrastructure authority and has control over i.e., clear, and transparent justification for acquisition is required. • Where land has been acquired under the PWA and is no longer required for a public work, it must be offered back to the person from whom it was acquired or to their successor (s40 PWA). • Could negatively impact relationships 	<ul style="list-style-type: none"> • As per the PWA regarding process and offer back provisions. • As per the PWA, WCC must justify that the land acquisition is "fair, sound and reasonably necessary" for achieving the objectives of the work, and that adequate consideration has been given to alternative sites, routes, or other methods of achieving those objectives (s24(7)). Only a Council can undertake and carry out urban renewal in its district. As per PWA acquisition generally, the ability for works to be delivered by a third party without triggering the s40 PWA offer back requirements would need to be tested, and carefully managed. • As per the PWA, acquisition of the whole site (or part of) would be high 	<ul style="list-style-type: none"> • Complex and relatively untested, particularly on brownfield sites. • The project assessment and development plan preparation are iterative processes requiring engagement, public notice and ministerial approval, and it may be several years until the project is in the operational period. • Decision making would be passed to the governance group i.e., WCC would not retain control. • Ministerial approval, stakeholder engagement and public notice required at both the initial assessment and development plan stages – likely significant challenge from Stride. • WCC can't force development to occur. However, if the land is compulsorily acquired and the preconditions are met to transfer the land to WCC,
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	<p>with Stride, which may impact any future development opportunities.</p> <ul style="list-style-type: none"> Acquisition of the whole site (or part of) would be high cost and high risk to WCC. 	cost and high risk to WCC.	<p>WCC could develop the site itself (within the constraints of the Act) noting that this route doesn't bring any acquisition benefits over and above the PWA process.</p> <ul style="list-style-type: none"> Could negatively impact WCC's relationship with Stride and their commitment to progressing development on the land parcel. Would likely require long-term plan funding to show WCC's commitment to the SDP. Potential governance complexity.
Application to Johnsonville	<p>WCC may seek to engage with the landowner to acquire the land voluntarily within a timely manner.</p> <p>If agreement is not able to be reached in a timely manner, WCC would need to build a case to justify compulsorily acquiring the land to obtain Council approval to acquire the land using the PWA (lodging a s18 notice of desire). The reporting must clearly</p>	<p>While novel, the High Court has made it clear that local authorities can acquire land under the PWA for urban renewal. Given the broad scope of urban renewal, it is possible that a redevelopment project on the site could fall under the s644B LGA 1974 definition. This would require WCC to have a clear / compelling basis for acquisition for this purpose.</p>	<p>A request for selection for assessment as a potential SDP.</p> <p>To have discussions with Kāinga Ora regarding any potential use of compulsory acquisition powers under the Act.</p>

	identify the relevant 'public work', the objectives of that work, why the land is to be used for that work, and reasons why the taking of the land is considered reasonably necessary (s23(1)(b)).		
Timeframe	<p>If compulsory acquisition is necessary, that process may take approximately 18 months from a 'notice of desire' (s18) being lodged. Timeframes depend on whether the landowner lodges an appeal with the Environment Court, in which case it may be longer. Part 2 of the PWA provides mandatory timeframes. The PWA process could still be faster than private negotiations.</p> <p>Note that details as to compensation will often continue to be debated after the land has been acquired.</p>	As per PWA.	<p>Timing is uncertain, given the relatively recent enactment of the UDA. However, Kāinga Ora has advised that the initial assessment phase would take c. 12 months, and the development plan would take approx. 2 years.</p> <p>Public notice for feedback at the project assessment stage, and for submissions at the draft development plan stage, must allow at least 20 working days to provide feedback / submissions (ss 35(3)(b) and 73(2)(c)). There is no statutory timeframe for engagement (which will differ depending on the purpose of the engagement (s 22)) or Ministerial approval.</p>
Costs	The PWA sets out a prescribed process that must be followed, which includes the compensation payable (s60-71). Compensation is generally based on market value of the land with reasonable legal and valuation fees to be paid by the acquiring	As per PWA.	Most of the costs (c. 90%) for the initial assessment phase would sit with Kāinga Ora.

	<p>authority (WCC), plus any compensation for injurious affection, business loss, damage to land, etc. (s60 – s71 PWA).</p> <p>The Stride Property Group’s HY25 report notes the market value of the Johnsonville Shopping Centre site as \$47m.</p> <p>Costs would be dependent on the size of the parcel to be compulsory acquired plus professional costs e.g., legal and valuation fees.</p>		
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Appendix 2: Timeframe for Action under the PWA

In determining a plan of action and develop the WCC needs to understand the timeframes for a process of compulsory acquisition. The following shows the likely minimum timeframes for a compulsory acquisition process. Considerations including resource requirements, milestones, and risk management strategies which would influence implementation approach.



DECISION REGISTER UPDATES AND UPCOMING REPORTS

Kōrero taunaki | Summary of considerations

Purpose

1. This report provides an update on implementation of previous decisions. It identifies which decisions have been implemented and those that are outstanding. It also provides a list of items scheduled to be considered at the next two meetings (hui).

Why this report is being considered

2. This report is considered at every ordinary meeting and assists in monitoring progress on previous decisions and planning for future meetings.

Taunakitanga | Officers' Recommendations

Officers recommend the following motion:

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

1. Receive the information.

Author	Tian Daniels, Democracy Advisor
Authoriser	Amelia Dalley, Democracy Team Leader Liam Hodgetts, Chief Planning Officer

Whakarāpopoto | Executive Summary

Decision register updates

3. A full list of decisions, with a status and staff comments, is available at all times on the Council website. Decisions where work is still in progress, or was completed since the last version of this report can be viewed at this link:
<https://meetings.wellington.govt.nz/your-council/decision-register?CommitteeName=K%C5%8Drau+T%C5%AB%C4%81papa+%7C+Environment+and+Infrastructure+Committee%2BP%C5%ABroro+Waihanga+%7C+Infrastructure+Committee%2BP%C5%ABroro+%C4%80mua+%7C+Planning+and+Environment+Committee&Triennium=2022-2025%2B2019-2022&UpdatedSinceLastMeeting=true>
4. If members have questions about specific resolutions, the best place to ask is through the written Q&A process.
5. This body passed 17 resolutions at the last meeting:
 - 14 are complete and 3 are in progress.
6. 103 in progress resolutions were carried forward from previous reports:
 - 17 are now complete and 86 are in progress.

Upcoming reports

7. The following items are scheduled to go to the next two hui:

Rāpare, 12 Pipiri 2025 (Thursday, 12 June 2025)

- Tranche 2 Proposed District Plan
- Car share guidelines
- CAB (Civic Administration Building) and MOB (Municipal Office Building) Redevelopment Heads of Terms (PX)

Rāpare, 07 Here-turi-kōkā 2025 (Thursday, 07 August 2025)

- Approval to publicly notify 'omnibus' district plan change
- Wellington City Council/Greater Wellington Regional Council Joint Bus Projects Approval to Consult

Takenga mai | Background

8. The purpose of the decisions register is to ensure that all resolutions are being actioned over time. It does not take the place of performance monitoring or full updates. A resolution could be made to receive a full update report on an item, if desired.
9. Resolutions from relevant decision-making bodies in previous trienniums are also included.
10. Elected members can view public excluded clauses on the Council website: <https://meetings.wellington.govt.nz/your-council/decision-register>.
11. The upcoming reports list is subject to change on a regular basis.

Attachments

Nil
