

# Mahere ā-tau

## Annual Plan 2022/23

All submissions – 14 April to 15 May 2022



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Anonymous	1756
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Lyell Penny	1768
Eva Polard	1770
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David	1774
Andrias Sefo Goreyah	1776
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Catherine Ruth	1780
Kaylah Poston	1782
Brigid Inger Marian Share	1784
Blair Hiscoke	1786
Tony Burton	1788
Vaitoa Leau	1790
Brian Rogers	1792
Jane Therese Tock	1794
Lesley Mackle	1796
Paul Hawkes	1798
Paul Freethy Wilson	1800
Shobhaban Govan	1802
John Sibanda	1804
Bharat Chawla	1811
Peter Griffiths	1813
Craig Eyes	1815
Phil Gibbons	1827
Nicolas Vessiot	1833
Andrew Hume	1838
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Justine Brooker	1876
Michael Szabo	1878
Karyn Burgess	1881
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Renistan Joseph Arulthas	1913
Lynn Cadenhead	1915
Anon	1920
Terence Padraic Obrien	1922
David Luaseuta	1924
Rosaline Ngakopu	1926

Anonymous	1928
Brett Rawnsley	1930
Tyler Dunkel	1932
Jihyun Lee	1936
Dimiteria Laris	1938
Tama Powell	1940
Manraj Rahi	1943
Ricky Ngakapu	1946
Merlene Chambers	1949
Fahmiya Albazazi	1952
Ngapaki Heta	1953



**Respondent No:** 1

**Login:** Registered

**Responded At:** Apr 14, 2022 14:45:13 pm

**Last Seen:** Apr 14, 2022 02:34:16 am

Q1. Full name:	Jeremie Madamour
Q2. Phone number:	[REDACTED]
Q3. Are you making this submission as an individual or on behalf of an organisation?	Individual
Q4. Please name your organisation	not answered
Q5. Are you a City Housing tenant?	No
Q6. What is your connection to Wellington? (tick all that apply)	I work in Wellington
Q7. Do you wish to speak to Councillors about your submission at an Oral Forum?	No
Q8. Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider	Retain Council's City Housing through increasing rates and borrowing
Q9. If the Council did establish a Community Housing Provider, which option do you support?	not answered
Q10. If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?	not answered
Q11. Are there comments you would like to make about the changes to city housing options?	<p>Having a private CHP is false saving: in the long-run, it will either cost more to taxpayers or the service will degrade. Either way, a CHP is less value for money. If money is the issue, then the city should adjust the service itself rather than outsourcing the dirty work.</p>
Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?	New landfill on top of the existing landfill (piggyback option)
Q13. Are there comments you would like to make about the landfill options?	<p>Waste to Energy is a terrible idea for such limited population: Too expensive, create air pollution problems, and will participate to locking-in the current waste model for the next decades! The "No residual waste facility in Wellington" is a ridiculous option: Sending our waste away to make it someone's else problem doesn't sounds like a real solution.</p>

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 2

**Login:** Registered

**Responded At:** Apr 15, 2022 17:56:43 pm

**Last Seen:** Apr 15, 2022 05:48:21 am

Q1. <b>Full name:</b>	Pip Wrenn
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>Viridor ERF in the UK has an interesting model for incineration and works really well in places like Ardley and Cardiff. They provide a great baseload to the electricity grid also. I lived right next to one and barely noticed any issues with air quality as they had really good emissions capture system. Whichever way you land, have you considered capturing landfill gas that could go back into the gas distribution infrastructure?</p>

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 3

**Login:** Registered

**Responded At:** Apr 15, 2022 22:25:27 pm

**Last Seen:** Apr 15, 2022 10:13:51 am

Q1. <b>Full name:</b>	Jason Salisbury
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I study in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	None of these
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Company or limited partnership
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Fix and build more houses and stop being incompetent with planning consents. That would largely fix the housing problem. Housing density is one of our main problems, yet you allowed townhouses on Taranaki Street. Truly unbelievable and utterly daft.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options

**Q13. Are there comments you would like to make about the landfill options?**

Just pick up and sort the rubbish. Your a council. It's not that challenging. Glass hasn't been picked up for 6 weeks, yet that's one of the main things I pay rates for. Give up on the daft self fulfilling projects and just get the basics correct first. Roads are shit. Sewage and piping is shit. You don't even pick up recycling now. Plus you are increasing rates massively. Just get something correct.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Neutral don't know

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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**Q17. Increasing encroachment licence fees to better reflect their value** Do not support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Do not support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Do not support

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**Q20. Overall, do you support the proposed budget?** I oppose the proposed budget

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I suggest you increase library late fees to pay for all of your other projects. Win win.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 4

**Login:** Registered

**Responded At:** Apr 16, 2022 12:13:13 pm

**Last Seen:** Apr 15, 2022 23:55:55 pm

Q1. <b>Full name:</b>	Jean Lindsay McWha
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The concept of encroachment fees is a simple money grab. The narrow strips of land have NO commercial value but most of all the idea of a 100 percent increase in rental fee is quite simply outrageous. Council and its employees would surely be better to look at what you are spending (or wasting) money on thereby saving ratepayers from more financial stress.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 5

**Login:** Registered

**Responded At:** Apr 16, 2022 19:44:14 pm

**Last Seen:** Apr 16, 2022 07:16:30 am

Q1. <b>Full name:</b>	Lim Leong
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The massive 100% increase in encroachment fees is unfair and unjustifiable. Many home owners have likely bought their houses based on the assumption that encroachment fees are tied to annual inflation rather than some kind of arbitrary sudden massive increase because the Council needed money somewhere else. Please remember that house owners have no choice because there is no where else to park the cars other than on road reserve given the Wellington terrain. Please reconsider the encroachment fees increase.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 6

**Login:** Registered

**Responded At:** Apr 18, 2022 12:36:43 pm

**Last Seen:** Apr 18, 2022 00:09:41 am

Q1. <b>Full name:</b>	Sarah Lynn
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Proposal to increase encroachment fees I don't have any objection, in principle to increasing the encroachment fee - it hasn't been reviewed in 10 years. I don't agreed with the reasoning, however, and the bigger issue is the Council takes a very hands-off approach to managing the land. Suggesting that the fee is being increased so that the Council can seek to make an "economic return" doesn't make sense - in our case, our garage is built on a small patch of road reserve land in front of our property. the steps up to our house run through the same patch of road reserve. The Council is hardly forgoing other commercial options by letting us use that small patch of land. Maybe you could fit a coffee cart on it, but it's the wrong location and you'd need to do a whole lot of landscaping on it first! Charging the fee could be justified on the basis that it's needed to cover the cost of maintaining the property - except that the Council doesn't actually maintain the property. We've got trees on the section that are massively overgrown and getting into the power lines. We've been there nearly 8 years and I don't believe they've been pruned in that time. The Council hasn't followed up on our request to get them trimmed, but the arborist we spoke to won't touch them because they're on road reserve - so we're stuck in the middle. The Council has also made us responsible for maintaining the lateral water pipes that run over the road reserve, but the laterals are at risk from the awkwardly situated pohutukawa trees on the road reserve, which we're not allowed to remove or even prune.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 7

**Login:** Registered

**Responded At:** Apr 18, 2022 15:30:51 pm

**Last Seen:** Apr 18, 2022 03:25:09 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	<input type="checkbox"/> I am a Wellington City Council ratepayer <input type="checkbox"/> I live in Wellington <input type="checkbox"/> I work in Wellington <input type="checkbox"/> I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>There is simply not enough information on these options to be able to comment. If the existing landfill is to continue then what exactly is proposed. How big will it be and how far up the valley's will it come.</p>

**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

---

**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** not answered

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**Q20. Overall, do you support the proposed budget?** not answered

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 8

**Login:** Registered

**Responded At:** Apr 18, 2022 16:49:23 pm

**Last Seen:** Apr 18, 2022 04:27:06 am

Q1. <b>Full name:</b>	Silke Noll
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Educate people to produce as little rubbish as possible. The amount of plastic used is incredible. First step would be not to use plastic council bags to start the education!

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Massively increasing encroachment licence fees to better reflect their value is a no-go in today's economy. They only see one side of the coin: That the council has been sleeping in the last ten years. Now the residents need to pay for that while we are in a situation of growing inflation, the highest prices in decades. This is a situation when the Council should relieve their residents, just like the government has just temporarily released charges on petrol and public transport. It is also not very smart to refer to the current value of land when the housing market is at the peak of its bubble and hence not representative. I would suggest to wait until the world has come back to normal in terms of travelling, open borders, pandemic, which is happening right now. And also the the war situation. I would also highly encourage to reduce parking fees significantly in the city. Just like Richmond is doing it for example. This will encourage people to come back to the city, spend money, which will turn back to the Council as taxes. Otherwise, especially after the lockdowns in the last two years, small businesses will suffer even more. They need the Council's support now. Tourists are coming back soon, we need them in the city to support the small businesses. The Council needs to start looking at the broader picture and stop picking small pockets of evidence that make the overall situation worse.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 9

**Login:** Registered

**Responded At:** Apr 18, 2022 17:18:22 pm

**Last Seen:** Apr 18, 2022 05:14:20 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 10

**Login:** Registered

**Responded At:** Apr 18, 2022 20:23:55 pm

**Last Seen:** Apr 18, 2022 06:57:32 am

Q1. <b>Full name:</b>	James Sullivan
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>The creation of an arms length group to simply gain access to central government funding is just adding another layer of disconnection between council and housing. While it may lower some costs I believe it will come back to bite council when the situation changes or someone challenges the actual independence of the housing provider that cannot do anything major without approval of council.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

None of the options are particularly great but we're limited by our current setup. Long term I think it would be good if Wellington City Council can work with neighboring councils to create a joint facility where waste can be transported to and processed constructively.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

---

**Q17. Increasing encroachment licence fees to better reflect their value** Support

---

**Q18. Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

---

**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

---

**Q20. Overall, do you support the proposed budget?** I support the proposed budget

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The Better building fund appears to me to be a subsidy to hide that it's difficult to build anything dense in Wellington. I would rather that funding go towards simplifying or accelerating the process for having new construction reviewed and signed off.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 11

**Login:** Registered

**Responded At:** Apr 18, 2022 22:29:24 pm

**Last Seen:** Apr 18, 2022 10:23:20 am

Q1. <b>Full name:</b>	Alistair
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	I support waste to energy option as it is a more direct tackling of our current high waste culture.
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 12

**Login:** Admin

**Responded At:** Apr 19, 2022 10:27:14 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Antony Mallalieu
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	<input type="checkbox"/> I am a Wellington City Council ratepayer <input type="checkbox"/> I live in Wellington <input type="checkbox"/> I work in Wellington <input type="checkbox"/> I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Encroachment fees should be split into fees for buildings and fees for parking. The fees for parking should be less (or non-existent) than those for buildings. If a person has created an off-road space for parking, then this benefits the council as it takes parked cars off the road - why should people have to pay encroachment fees for this as it is of mutual benefit. Perhaps the allocation of who pays encroachment fees should not be such a black and white process. Raising encroachment fees seems unfair for people who have actually improved conditions for all road users.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 13

**Login:** Registered

**Responded At:** Apr 19, 2022 10:31:46 am

**Last Seen:** Apr 18, 2022 22:19:01 pm

Q1. <b>Full name:</b>	Deanna Wong
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option C: Leasehold CHP with narrow responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Re encroachment fees and licenses, this affects a lot of the community (all cross sections) and with prices of general increased costs of living, i strongly oppose to bringing these changes now. it introduces an increase in a fixed overhead a lot are unable to afford and money could be better spent in supporting our city's economy post covid. Also query what the council intends to do with all the land, vegetation, plants, bush areas which some encroachment holders are looking after currently (and spending their own costs). Many will simply elect to give up non essential areas. The focus should be to bring back conservation and local flora and fauna to areas, rather than simply focused on council trying to get as much money whichever way it can think of. Rather than just a blanket increase in fees, give people options to contribute by planting more native trees in their encroachment areas, or community gardens or the like. I encourage the council to focus instead on bringing back commercial vibrancy to the city by encouraging business and resident confidence, rather than increasing costs to the extent the public feels over burdened by fees that get imposed on them, without the right to choose. A fiscally managed Council should be able to balance the books without constantly finding new ways to increase fees but without delivering increased quality of living to the majority (not the minority which it seems to be blindsided by currently in terms of its spending)</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 14

**Login:** Admin

**Responded At:** Apr 19, 2022 10:59:23 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Dave Lowe
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The 100% increase in encroachment licence fees is unreasonable. The only justification given is a general statement to reflect the value, but there are no facts presented to justify such an increase. If the facts cannot be presented clearly then it is likely they do not stand up to scrutiny. A 100% increase is unreasonable in the current climate. The community is struggling with cost of living, interest rate and other increases. The Council's proposal is tone deaf. The notion of encroachment licence fees in the context of balcony overhangs is already exposed to technical doubts about its validity. My lawyer told me the licence agreement is unlawful, and is the butt of derision from other Wellingtonian's who shake their head in bewilderment at the money grabbing. A 100% increase is just asking for someone to test these issues. If the Council acts reasonably then it is likely others will reciprocate with reasonableness too.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 15

**Login:** Admin

**Responded At:** Apr 19, 2022 11:01:02 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Kongalakode S Venkatesh
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Nest Egg Limited
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Encroachment Fees. My garage is at [REDACTED]. [REDACTED] is a zig zag walkway and Melbourne road at #50 is a very narrow partially constructed road. So effectively there is no car access to the house as there is no road (or no verge) at all. Encroachments, such as ours, created for safety purposes, due to lack of basic amenities to be provided by city council i.e. a proper sized road, should be treated differently as I have no choice due to lack of council infrastructure. I recommend that encroachments that are put in for safety and to make up for lack of proper council infrastructure should not attract any fees at all, let alone draconian increases. If the council does not intend to build a proper road ([REDACTED]) at least I should be provided the option of buying the part of the road after road stopping.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 16

**Login:** Admin

**Responded At:** Apr 19, 2022 11:02:26 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Aragon St-Charles
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Landfill is never an environmentally sound option and so perhaps there could be more consideration to waste reduction initiatives, and finding more environmentally-friendly waste disposal options.
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I am not particularly supportive of the option for such a large increase on encroachment fees. For those of us who have balconies that slightly extend over city property it seems that these are not truly encroachments that area hindrance to the council, and moreover, the council will be receiving multiple fees for what is effectively the same encroachment (in the case of balconies on multi-storey buildings) and so this seems slightly unfair. If the encroachments hindered the council, or made it so that the council could not use the land they are over, then I would understand... but this is not the case for such things as balconies... and so it doesn't quite seem right to levy such a large increase.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 17

**Login:** Admin

**Responded At:** Apr 19, 2022 11:04:05 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Tolu Wayne Siataga
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Considering Road encroachment fees increases. Stated in the Notice sent by WCC 7th April that Councils Road Encroachment and Sale Policy has not been reviewed for over 10 years. A 100% increase does not reflect property valuations in that time. My RV has increased 57.4% since September 2012, not 100%. Therefore 57.4% is an acceptable increase.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 18

**Login:** Admin

**Responded At:** Apr 19, 2022 11:05:15 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Matthew W
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Company or limited partnership
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I don't believe it's the responsibility of ratepayers to subsidise tenants rents. We pay taxes for this purpose already. It is imperative that a CHP is established so that income related rents can be achieved through government funding, reducing dependency on ratepayers. I believe there will be benefits for ratepayers and tenants alike.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 19

**Login:** Admin

**Responded At:** Apr 19, 2022 11:05:55 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Nick Plunkett
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 20

**Login:** Admin

**Responded At:** Apr 19, 2022 11:07:01 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Jean-Baptiste Van Hoorde
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
Sweden has a very efficient waste to energy incineration model that should be a source of inspiration

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 21

**Login:** Admin

**Responded At:** Apr 19, 2022 11:08:23 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Peter Jessop
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The encroachment hike of 100% is outrageous and as most householder have at council encouragement built on the council land, and therefore are totally tied to the facility make sit nothing short of blackmail. There is no alternative. If the council couldn't organise steady changes, that is their watch out but to double prices in one pass...where does that happen in commercial life, only when there is a hold over the customer, the rate paying voting customer. The only solution that might put money in the council pocket and be fair to the householder, for those that can afford it mind you, is to provide an option for encroachment licensees to purchase the land instead. That would be a fair outcome. Prices determined by a neutral body of course. Instead of bleeding the cash cow dry, why not consider other options like this and spreading the cost wider. 100% indeed, clearly no real business brains at work on that one, has to be civil servants i guess for the politicians must know this kind of action is career suicide.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 22

**Login:** Admin

**Responded At:** Apr 19, 2022 11:13:45 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Kezia Bennett
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 23

**Login:** Admin

**Responded At:** Apr 19, 2022 11:14:57 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Ying Xue
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 24

**Login:** Admin

**Responded At:** Apr 19, 2022 11:17:11 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Bek Thomas
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Have people who use the service involved, so you're more aware what it's like to live in these places, instead of telling them, as quite often things are wildly different. If building more spaces make them have good use of space with communal areas (think of Scottish tenement flats). Maybe even a rent to buy so people feel Like it's their home. Or security of a long term lease with rent control.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

**Q13. Are there comments you would like to make about the landfill options?**

Have better recycling facilities as this would also reduce waste. City-wide compost and green waste (similar to other cities, look at ChCh) so there is even less waste. Also remember not everyone has a car so take that into account when saying things like 'take it to the tip'.... How about central drop-off points for food waste? Again, look to cities like Edinburgh who do this in their CBD areas, people use them, it stops a lot of waste and is easier to manage

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Neutral don't know

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Neutral don't know

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**Q17. Increasing encroachment licence fees to better reflect their value** Neutral don't know

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** Don't know

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Keep half price public transport. The more you lure people to use public transport, the more support you'll have when you want to change the roads and have more public transport. In saying that, ensure there are enough buses and the runs reflect usage - not the monumental stuff-up that happened with the last bus changes. Make walkways safe for pedestrians- too many times I've nearly been taken out by a too-fast cyclist. Bike lanes are great, but don't remove safe pedestrian islands either. Make roads narrower so cars go more slowly, put the bike lanes there and that'll keep walkers safe. Raise pedestrian crossings so cars don't think they're a painted sign to mow people down on.... Or at least put up cameras and fine those who don't stop or speed through - you'll make a tonne of \$\$ by doing that (esp along Oriental Parade!)

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 25

**Login:** Admin

**Responded At:** Apr 19, 2022 11:18:35 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Alex Macale
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 26

**Login:** Admin

**Responded At:** Apr 19, 2022 11:19:30 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Reza Khoei
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  Doubling the encroachment fee is significant	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 27

**Login:** Admin

**Responded At:** Apr 19, 2022 11:20:31 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Leanne Mildenhall
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Doubling the per m2 road encroachment fee in one go is absolutely not acceptable. I have no issues with an increase, but a doubling, in light of the fact it hasn't changed in 10 years is simply poor fiscal management by the WCC. It is not a weight shared by all households, rather an uneven load carried by homeowners, often in first time homes.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 28

**Login:** Admin

**Responded At:** Apr 19, 2022 11:21:51 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Craig Bennett
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Encroachment fees - Council rates are based on rateable property values, which are based on an estimate of the market value of the property. This already takes into account the value of any encroachment, so a separate encroachment fee amounts to a double charge. If it decided to continue to charge a separate encroachment fee, the rate per square metre should be no greater than the land value proportion of the Council rates per square metre of the size of the property owned. On a property that I know of, the encroachment fee per square metre is \$15 (\$200/13 sq m) whereas the land value rate per square metre is \$4.50 (\$2,840/634 sq m), so the encroachment charge seems inequitable.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 29

**Login:** Admin

**Responded At:** Apr 19, 2022 11:22:51 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Christopher Russell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I have paid increases to encroachment fees every year and now I'm being told they're proposed increase is 100%. This is an outrageous increase which is based on nothing more than inflated property speculation. This is just another way that property speculators and house flippers are hurting everyday citizens of New Zealand and specifically Wellington. This huge increase in annual fees disproportionately effects the property value of houses that happen to have encroachment licenses. I don't support this huge increase.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 30

**Login:** Admin

**Responded At:** Apr 19, 2022 11:27:17 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Paul Shepherd
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	add a plastic pyrolysis plant to deal with plastic waste, the output can help fuel the plant whilst any output left over can contribute to energy production
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  You need to better realise the affect of rapidly increasig CV s on rates without expecting rate payer to fund every project required	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 31

**Login:** Admin

**Responded At:** Apr 19, 2022 11:28:23 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Geoff Nichols
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 32

**Login:** Admin

**Responded At:** Apr 19, 2022 11:29:29 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Gajan Shivanandan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
The other options increase spending which would be better spent on waste minimisation in the first place. We can just dump our problems on others.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
The council should not delay key developmental projects that are key to ensuring ongoing viability of Wellington as a City.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 33

**Login:** Registered

**Responded At:** Apr 19, 2022 11:31:00 am

**Last Seen:** Apr 18, 2022 23:11:38 pm

Q1. <b>Full name:</b>	Stephen Fullelove
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Option B & C in question 8 are the same.
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Neutral don't know

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

My main opposition is to DOUBLING (100% increase) in Encroachment fees. The fact that land and house prices have risen does not mean people have more money in their pocket. Any gains only come to fruition when the property is sold - so all you'll do is drive people to sell and move away if they can't afford to live there. On top of Petrol price increases, food price increase and the general inflationary environment we live in currently the Council have suddenly decided they are not making market rate economic return on some assets. So with no consideration for the user will put it right in one hit in the middle of a cost of living crisis. Where else have you seen prices double in one go? It's insane! And indicative of the Councils lack of empathy and understanding of personal situations let alone showing how not to run a business. The Council don't listen and pay lip service to 'consultations' e.g. the almost overwhelming opposition to parking fee increases and times they are paid made no difference (and now there has been some revision). The Council seems unable to operate in a cohesive manner. Councilors all have their pet projects and don't operate to the benefit of the people who they represent.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 34

**Login:** Registered

**Responded At:** Apr 19, 2022 11:48:38 am

**Last Seen:** Apr 18, 2022 21:47:02 pm

- Q1. **Full name:** Elke Schaefer
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

**Q13. Are there comments you would like to make about the landfill options?**

I think it needs both Waste to energy incineration in the longer term and in the short term the option to still use the existing landfill. Can the existing landfill be "cleaned up" by using the incinerator if there is not enough waste generated? Have you consulted with Porirua and the Hutt for a combined option? In my opinion we need to drastically reduce waste and find a solution that is sustainable into the future and none of your proposals seem to be that. Has there been enough research gone into your proposals???

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** Do not support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

---

**Q20. Overall, do you support the proposed budget?** Don't know

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I strongly oppose the increase in encroachment fees - the increase in RVs for properties in a falling market was bad enough and will undoubtedly increase rates. Combined with increased interest rates home owners are punished threefold.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 35

**Login:** Registered

**Responded At:** Apr 19, 2022 14:14:19 pm

**Last Seen:** Apr 19, 2022 02:01:47 am

- Q1. **Full name:** Victor Lam
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Encroachment fee increase seems unreasonable. Economic value of the land is minimal given most of the road reserve land is largely unusable.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 36

**Login:** Registered

**Responded At:** Apr 19, 2022 14:31:45 pm

**Last Seen:** Apr 18, 2022 23:20:53 pm

- Q1. **Full name:** John Reid
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I have been paying encroachment fees since 1997 I built a single garage on encroachment then retaining walls and a fence to stop my young family and dog from falling down the bank at the front of my section i paid80 00 for the twenty metres of garage Land encroachment was free now you want 3 thousand plus 7 thousand rates its not happening I'm getting a pension next year and can't afford to pay for something that was once free Regards John Reid</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 37

**Login:** Registered

**Responded At:** Apr 19, 2022 14:46:37 pm

**Last Seen:** Apr 19, 2022 02:26:55 am

- Q1. **Full name:** Anthony Maurice Ray
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
no
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** None of these options
- Q13. **Are there comments you would like to make about the landfill options?**  
no
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I am strongly against the increase of Encroachment fees by 100%. This is unreasonable in the current environment, where cost of living has increased dramatically. I have no problem with Increases on a yearly bases, but 100% show very poor management of encroachment cost, by the Wellington City council. I would expect the council increase charges to be close to inflation charges, not 100 % change. Also the letter supplied to me by the council does not justify the increase, land cost may have increased, but wages have not increased, to anywhere the same level, thus putting a heavy burden on ratepayers. As a ratepayer I would expect significant better management of cost, from the council.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 38

**Login:** Registered

**Responded At:** Apr 19, 2022 15:24:00 pm

**Last Seen:** Apr 19, 2022 03:19:41 am

- Q1. **Full name:** Jens Martens
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
Recycle more
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Increasing the Encroachment fees by 100% is outrageous! Home owners already have a terribly hard time given rising interest rates and inflation. If encroachment fees need to rise they can do so by a reasonable amount. The proposed increase will be detrimental to 100s of ratepayers!

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 39

**Login:** Registered

**Responded At:** Apr 19, 2022 19:39:58 pm

**Last Seen:** Apr 19, 2022 07:24:54 am

- Q1. **Full name:** Herwig Raubal
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I am concerned with the proposal to increase encroachment fees. I acknowledge my personal interest here. The principle stated in the letter I received referred to the Council's need to make a commercial return. I note a number of issues with this logic as applied: - a commercial return implies commercial obligations for maintenance which I do not believe the Council meets (I am required to undertake all maintenance simply because I happen to live next to Council land, this is not how a commercial arrangement would be structured). - part of my encroachment is required in order to access my home - I must have an inalienable right to access my home unencumbered - the commercial value of the land is questionable at best - it is not saleable as an independent unit and is of absolutely no value other than due to the existence of my property.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 40

**Login:** Registered

**Responded At:** Apr 19, 2022 19:51:51 pm

**Last Seen:** Apr 19, 2022 07:44:37 am

- Q1. **Full name:** Karen Boyes
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
There are other class A landfills capturing gasses that would be better option
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 41

**Login:** Registered

**Responded At:** Apr 19, 2022 19:59:46 pm

**Last Seen:** Apr 19, 2022 07:45:47 am

- Q1. **Full name:** Xuesong Chen
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

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Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I am specifically opposing to the encroachment fee increase being: 1. The encroachment fee increases every year, saying that it has not been reviewed and increased in the last 10 years, this is lying to tax payer's face, simply please refer to the increase letter every year that has been sent out. 2. Encroachment license - home owner are in unfortunate position being have a house and section, but due to the Wellington landscape and constraint, unable to build the parking space on the section, therefore had to utilise council land for parking usage, this resulted in the encroachment license. However, please be reminded that this lease does not stipulate the full extended use of the council land, i.e. for living or commercial. It is purely a use for convenience purpose, therefore council should judge on this basis. Increasing by 100%, this is a shocking decision and without considering the purpose and situation. 3. Can council also provide option to purchase the council land as an alternative if council needs money to fund the projects? 4. At the end of day, we are all making wellington as our home, and need to make it affordable.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 42

**Login:** Registered

**Responded At:** Apr 19, 2022 20:20:26 pm

**Last Seen:** Apr 19, 2022 08:12:02 am

- Q1. **Full name:** Richard Angus Capie
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	

Thank you for the opportunity to make a submission on the proposed changes to encroachment licences. We are strongly opposed to the proposals put forward in the letter. The consultation is rushed, poorly scoped and proposes changes that lack analysis or evidence. Unfortunately, the motivation appears to be to help address shortfalls in wider Council financing rather than considered, sustainable policy around what is fair and equitable in relation to the use of the land in question. We do not object to a review of encroachment land but this should be an open, transparent, thorough evidence based consultation rather than this rushed exercise. Our objection is based on a number of key matters. There should be a clear justification for imposing an interim increase rather than conducting a thorough review and then making any changes. This should provide a clear evidence base and analysis to (a) justify this interim action and (b) justify the change in fees proposed. The letter contains general statements. The rationale behind the overall review proposal is that "fees are considered low" and that the policy hasn't been reviewed for over 10 years. The fees have not remained static during this period. They have been adjusted with inflation. The policy may not have changed, but the fees have. There seems to be confusion (either by omission or deliberately) of two distinct issues - what the policy is and what a fee structure might look like (and how well this has been implemented by Council). Given the fees have changed in this time, the rationale behind the "interim" action seems weak. You should also be able to provide a clear explanation as to how you have come up with the 100% increase besides the general statements in the letter. Where is the analysis to back up this figure? What is the basis for this figure? Given pressures on costs of living just now, we would also question whether a unilateral, immediate increase of this nature is also fair and reasonable. Any change of this magnitude should be signalled in advance and then phased in. Looking at the wider policy issue you are making an assumption that the "land" - in our instance council road reserve - has a value that is comparable to residential rateable land values. You should be able to provide analysis about the value of the road reserve land in question to back this up. The land in question above our property has very little inherent value except for the fact that we have invested in building and maintaining structures on it that support off-street parking. The council is clear that it has no responsibilities or obligations in relation to the structures but seems to be considering a pricing model that seems to use their value as proxy for the fee's charged on otherwise empty, non-economic or productive land. You should also be able to provide evidence that the value of council road reserve has kept pace with residential land values in terms of assumptions about its change in value. One of these types of land can have housing built on it, the other can not. Suggesting they have the same value and that their values have changed at the same rate and pace is a key assumption

that underpins the proposed interim and longer term changes. It needs evidence to back this up. This statement also applies to the approach you are suggesting as a way forward for the future which is that fees should be based on the rateable land values of the adjacent property. Again, this seems like a proposal that is based on expediency rather than any considered analysis. A piece of road reserve which can be used for an access path or a car deck is not the same as land you can build a house on and have a property title to. Why would you propose to base a fee for one off the valuation of another? To illustrate this point, we have a car deck which is used for parking so we don't have to take up resident or coupon parking spaces. Based on your apples and oranges thinking our encroachment fee could also be based on the economic value of the Council's parking assets and therefore set at the same level as a residential parking space (with a modification given exclusive access). The car deck is on land that cant be used for housing, so an approach that looks at the value of use would at least seem more like apples and apples. A model that considers what the licence is actually used for would seem much more equitable than a fee structure that is based around a value for which the land is not (and in many instances can not) be used. This example is put forward to illustrate the kind of thinking that needs to be undertaken as part of a thorough review. You state that you want to ensure economic return on council owned assets. Given this is the case, I would have expected that a well thought through consultation in this area would also include a full options appraisal. There will be other options that should be considered. These could include long term leasing, or the disposal (sale) of the assets. If Council is looking to plug gaps in its finances or generating an economic return these may be more effective ways of achieving this. Changes to this policy have serious financial implications for many families and ratepayers in the region. People want clarity and certainty about the costs associated with their properties and transparency around how Council fees are set. These are core principles that should sit behind Council decisions and policy making. This proposal offers none of these things. In conclusion, as this response sets out there are a number of issues that need to be thought through around encroachments. We have touched on some, but it is likely that other respondents will also share thoughts. This is an issue that requires careful consideration as there are a range of options that the Council should consider. If the Council wishes to undertake a review of encroachments then a thorough process is warranted. Richard Capie, Liz Palmer 11 Mariri Road, Kelburn Wellington

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 43

**Login:** Registered

**Responded At:** Apr 19, 2022 20:52:02 pm

**Last Seen:** Apr 19, 2022 08:48:31 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	<input type="checkbox"/> I am a Wellington City Council ratepayer <input type="checkbox"/> I live in Wellington <input type="checkbox"/> I work in Wellington <input type="checkbox"/> I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Stop taking the easy option which is just going to make it the next generations problem! Look overseas to how it's done well and be proactive in actually fixing something before it's a 100 year old problem for once!

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 44

**Login:** Registered

**Responded At:** Apr 19, 2022 21:34:08 pm

**Last Seen:** May 04, 2022 10:34:58 am

Q1. <b>Full name:</b>	Aaron Tily
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 45

**Login:** Registered

**Responded At:** Apr 19, 2022 22:08:04 pm

**Last Seen:** Apr 19, 2022 09:41:08 am

- Q1. **Full name:** Glenn Caulfield
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I have a strong push back to the encroachment changes that are not only a 100% near immediate increase, then are planned to move to valuation based for airspace and subsoil. A move in that direction was previously proposed years ago and I believe got strong pushback, as it should this time. Encroachments are often theoretical. The existence of them does not hinder people or activity, nor deny council an income that would have happened if the encroachment did not exist. Encroachments can have no practical way to be remediated. An airspace encroachment from a balcony several floors up simply cannot be made to go away. The owner (encroacher?) has no ability to remove the encroachment. Encroachments can sometimes be a value add (in a non monetary sense), some are definitely of no hinderance, and many represent no income to the encroacher. So to charge a significant cost, especially in those cases of no negative effect of the encroachment, no ability to remove it, and deriving no income from it, is clear unfair. The rationale put forward is purely monetary. To try and make the general rate increase look less (but still raising the same amount of overall revenue, and to ultimately link it to asset value. That is an accounting construct, not a human or environmental measure. It's the same piece of land or airspace as before, not used in any different way, and in cases I am referring to does not represent a monetary gain to the encroacher nor a hinderance to others. Putting an accounting economic rationale over that is chalk and cheese, with clearly unfair outcome.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 46

**Login:** Registered

**Responded At:** Apr 20, 2022 01:55:28 am

**Last Seen:** Apr 19, 2022 13:52:51 pm

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 47

**Login:** Registered

**Responded At:** Apr 20, 2022 08:39:22 am

**Last Seen:** Apr 19, 2022 20:37:14 pm

- Q1. **Full name:** Jessica Bealsey
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 48

**Login:** Registered

**Responded At:** Apr 20, 2022 09:50:04 am

**Last Seen:** Apr 19, 2022 21:18:01 pm

- Q1. **Full name:** Hoa Dao
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 49

**Login:** Registered

**Responded At:** Apr 20, 2022 11:28:30 am

**Last Seen:** Apr 19, 2022 23:17:07 pm

- Q1. **Full name:** Grant Redvers
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I oppose the proposed increase in encroachment fees. The proposal is excessive in today's climate of increased general cost of living. As a property owner I also incur time and costs maintaining the road reserve FOR the council (e.g. general maintenance of vegetated areas in road reserve bordering my property). So I would rather see encroachment fees go down given the level of personal resources I already invest in maintaining council property, on top of Council's existing encroachment fees.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 50

**Login:** Registered

**Responded At:** Apr 20, 2022 12:38:21 pm

**Last Seen:** Apr 20, 2022 00:10:02 am

- Q1. **Full name:** James Flanagan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
Make sure, if an incineration plant is chosen that it is designed/operated correctly to limit dioxin and furan in flue gas.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I am against the immediate doubling of the encroachment fees in the proposed 2022/23 Annual Plan. I do not think it is inline with sensible treatment of those paying these fees. Yes ultimately these fees should rise to reflect the increase in property values in Wellington. But I am aware that there are ways of doing this which seem more sensible. One suggestion would be to increase these fees by 25% year on year for 4 years. This is especially valid during a time of increasing costs to ratepayers. Spreading the costs over a period of time will make them more palatable and given this I would ask that this be considered. It appears that this sudden adjustment is more about Wellington City Council's desperation to cash in on property value changes than anything else. I do pay encroachment fees, I don't have the option to purchase the land concerned and hence WCC have an effective monopoly, in a market free from competition, and I am left with little or no ability to influence decisions about the encroachment, other than through this forum or through the Ballot box.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 51

**Login:** Registered

**Responded At:** Apr 20, 2022 12:48:11 pm

**Last Seen:** Apr 20, 2022 00:35:17 am

- Q1. **Full name:** Benjamin Kearns
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 52

**Login:** Registered

**Responded At:** Apr 20, 2022 13:08:04 pm

**Last Seen:** Apr 20, 2022 00:52:37 am

- Q1. **Full name:** Peter Thornton
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I am primarily responding to the proposed encroachment fee increases. Your letter states that the current encroachment fees are considered low. Without any justification, that is a bullshit statement to make. Who considers them low ? Only WCC would consider them low. Your claims about "economic returns" are laughable as you did not pay for them, and spend bugger all on maintaining the road reserves. You are proposing to double the current fees - THAT IS OUTRAGEOUS. Please pull your head in and be reasonable. The fees go up every year anyway, and you are supposed to be encouraging us to get cars off the road.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 53

**Login:** Registered

**Responded At:** Apr 20, 2022 13:53:29 pm

**Last Seen:** Apr 20, 2022 01:48:56 am

- Q1. **Full name:** Simon Mason
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Kelevra Holdings Limited
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Council should not be asking rate payers to provide more funding. The council receives more than enough funding for its core services. Council officials appear to be misusing funds for their pet projects such as waterfront signage at a cost of \$180k.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 54

**Login:** Registered

**Responded At:** Apr 20, 2022 14:15:59 pm

**Last Seen:** Apr 20, 2022 02:06:50 am

- Q1. **Full name:** michelle c mcculley
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>100% increase of encroachment is unreasonable. If the land is returned back to the council by the lease holder then is there a 100% reduction in rates in addition to no encroachment fees? The argument of added property value is unfair and unreasonable given increased rates reflect the increase property value. The encroachment is separate to this. Property values fluctuate and currently are falling, making money from ratepayers in this way seems underhand and unreasonable unless the council is also going to offer the option of returning the land to the council at full cost to the council. Most encroachment land is unusable land and is of little value as it would be returned to wasted land/extra pedestrian path space in areas where it is not needed.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 55

**Login:** Admin

**Responded At:** Apr 20, 2022 15:31:34 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Fraser Wall
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 100%;"></div> <div style="background-color: black; height: 15px; width: 10%;"></div>



**Respondent No:** 56

**Login:** Registered

**Responded At:** Apr 20, 2022 18:26:13 pm

**Last Seen:** Apr 20, 2022 06:06:08 am

Q1. <b>Full name:</b>	Laura
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	None of these
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** I support the proposed budget

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Introduce paid for on street parking across entire WCC area including residential areas (not just the CBD) and use the revenue raised to pay for better public transport, cycling and walking infrastructure.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 57

**Login:** Registered

**Responded At:** Apr 20, 2022 19:49:55 pm

**Last Seen:** Apr 20, 2022 07:39:42 am

- Q1. **Full name:** Robin Dunlop
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

---

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Neutral don't know

---

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Neutral don't know

---

Q20. **Overall, do you support the proposed budget?** Neutral

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Encroachments are on council land which is not maintained by the council. By taking out an encroachment we maintain the land at our cost which is not being taken in to account The council should be paying encroachment holders for the work we do looking after Council land Strongly opposed any encroachment fee based on adjoining land value when it is mainly surplus road reserve which we are maintaining for the Council at our cost Strongly oppose any increase other than CPI

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 58

**Login:** Registered

**Responded At:** Apr 20, 2022 23:19:11 pm

**Last Seen:** Apr 20, 2022 10:38:55 am

- Q1. **Full name:** Phil Williams
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Waste to Energy seems like a real way to go. I question the need to have a minimum volume to be viable.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Yes. 1 Evans Bay cycle way. Canoeing, Scouts, Sailing, Wakarama, tennis court, even taking grandchildren to Hataitai beach for a swim, are some of the valuable recreational activities in the area that will be very negatively impacted, even destroyed by a lack of parking from Greta Pt to Cobham Drive. Where are people going to park when you stage an awesome event based at Kilbirnie Park? There seems to be disregard by the council for the number of healthy recreational activities that will be affected. Do I carry my canoe on the bus ? what about my kid's Opti yacht ? The scout leader, the coach, with their sometimes bulky equipment on the bus. Do I have to catch a bus to take my invalid parent and his wheel chair on the bus from Matai Rd (there is no bus from Matai Rd) as there is no place to park. Really you guys have a think. 2. Evans bay Marina areas: Campers, don't pay anything for parking, toilets or sewage disposal, Local residents don't pay anything to park there and the area will be flooded with residents cars if the street car parks are removed by the cycle way. Coast Guard don't pay anything for the land/facility they occupy. The marina tenants, parking bays, sheds and berths are the only ones that pay and the charges are going up for a marina that regularly has piles falling over. Really that is bad news. Surely other groups should share the cost associated with the area, especially the campervans enjoying specialised facilities for their use.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 59

**Login:** Registered

**Responded At:** Apr 21, 2022 08:46:25 am

**Last Seen:** Apr 20, 2022 20:44:57 pm

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 60

**Login:** Registered

**Responded At:** Apr 21, 2022 09:37:05 am

**Last Seen:** Apr 20, 2022 21:33:19 pm

- Q1. **Full name:** Jacqueline Fuller
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 61

**Login:** Registered

**Responded At:** Apr 21, 2022 09:58:49 am

**Last Seen:** Apr 15, 2022 07:08:57 am

Q1. <b>Full name:</b>	Huria madani
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	It should be changed to community housing as soon as possible
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	No residual waste facility in Wellington City
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Why would you create new landfill for this? Community housing should go under the regular wellington waste program and given food waste boxes as well etc along with the planned move forward with sorting waste for the city
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  Housing is s human right and should be implemented faster	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 62

**Login:** Registered

**Responded At:** Apr 21, 2022 09:59:15 am

**Last Seen:** Apr 20, 2022 21:16:24 pm

Q1. <b>Full name:</b>	Hamish Smith
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Central government role, not local government.
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Time to future proof this and move away from dumping in ground. So many other cities around the world having been doing this for many years, safely and with minimal impact on environment

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 63

**Login:** Registered

**Responded At:** Apr 21, 2022 10:00:45 am

**Last Seen:** Apr 20, 2022 21:56:05 pm

- Q1. **Full name:** Anna Louise Gerritsen
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 64

**Login:** Registered

**Responded At:** Apr 21, 2022 10:31:08 am

**Last Seen:** Apr 20, 2022 22:18:55 pm

Q1. <b>Full name:</b>	Bhaskar P
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option C: Leasehold CHP with narrow responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	A better overall waste management strategy must be adopted than patchy solutions. Waste to energy might cause too much emissions, which we can't afford when we are in a climate crisis.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 65

**Login:** Registered

**Responded At:** Apr 21, 2022 10:44:58 am

**Last Seen:** Apr 20, 2022 22:37:47 pm

- Q1. **Full name:** Liz Fulford
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** None of these
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>We pay huge rates, our small area of road encroachment has had Wellington Water pouring out of it for well over a year and is still not fixed despite multiple contacts and people coming out, our road is not up kept, Covid has had big financial impacts, as a council you barred ratepayers from using public facilities despite them paying through rates for these based on private medical decisions, now you are proposing a 100% lift in encroachment rates? Absolutely we do not agree with this,</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 66

**Login:** Registered

**Responded At:** Apr 21, 2022 10:49:43 am

**Last Seen:** Apr 20, 2022 22:42:00 pm

- Q1. **Full name:** Valerie Morse
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Incineration is absolutely not an option.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 67

**Login:** Registered

**Responded At:** Apr 21, 2022 11:52:13 am

**Last Seen:** Apr 20, 2022 23:49:10 pm

- Q1. **Full name:** Kirill Kirichai
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 68

**Login:** Registered

**Responded At:** Apr 21, 2022 12:46:21 pm

**Last Seen:** Apr 21, 2022 00:34:50 am

- Q1. **Full name:** Alan Walker
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** None of these options
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The proposed increases to encroachment fees are too high and are out of proportion with the value that is delivered as a consequence of the proposed fee increase. There is no significant increase in value of the service provided; and the increase appears to be simply a means to make the budget balance. If this rate of increase (doubling) was made across all rateable land in the Wellington City Council region the city would become unlivable. Therefore I cannot see how one can justify 100% increase in fees when there have been no increase in services provided (in fact one could argue that the services provided have decreased – notably water supply issues). The Council should be seeking more equitable ways of increasing the revenues extracted from rates and encroachment fees. Smaller percentage increases across a wider range of services would be a much more equitable way to proceed.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 69

**Login:** Registered

**Responded At:** Apr 21, 2022 12:59:11 pm

**Last Seen:** Apr 21, 2022 00:54:28 am

- Q1. **Full name:** Natasha Frewin
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>increasing the airspace levy 100% is absolutely unpalatable. Given the airspace levy is a farce as airspace does not require council maintenance, this is simply a money grab for rate payers who have no option but to pay the fees as building rules prevent them from removing their balcony's. An absolute joke</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 70

**Login:** Registered

**Responded At:** Apr 21, 2022 13:23:21 pm

**Last Seen:** Apr 21, 2022 00:36:31 am

- Q1. **Full name:** Sally Evers
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I oppose proposed changes to encroachment licence fees. These are double, where inflation even at its 30 year high is only 6.9 percent. This is unfair (not fair) value from our( Council) assets, and is also not justified by WCC's Road Encroachment and Sale Policy September 2011. 5.9 of the policy states that fees will be adjusted annually "according to" Consumer Price Index changes. It also says the fees review will "take into consideration" the latest relevant land values for residential properties. However," according to " means that is what determines the increase and so the policy itself requires revision if Council wishes to determine changes based on any other criterion. Again, in Annex 2 in relation to road stopping, the wording is "will take into consideration" any market movement in land values since the date of initial valuation. Not that they be based on that movement. Property purchasers did not have the option of not taking on the annual licence and the WCC policy notes that much of the road reserve will never be required by Council so the proposed annual and purchase fee increases are an exorbitant double bind for homeowners - many of whom like me have not doubled their incomes in the last 3 years since fees review. The current encroachment fees led to a neighbour on a fixed income moving his fence to avoid paying the fee. This abandoned area is now not maintained by either him or the council, a decline in amenity value. I doubt my street [REDACTED] will ever be required for an alternative to Adelaide Road as an alternative route to Island Bay. So, encroachment remains and so fees need to be both legal and consistent with policy, and fair and reasonable as they continue to be a source of revenue for Council. I oppose both the proposed fee increase and the suggestion that the rates be based not on square metres but on individual rateable land value.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered



**Respondent No:** 71

**Login:** Registered

**Responded At:** Apr 21, 2022 15:06:04 pm

**Last Seen:** Apr 21, 2022 02:55:54 am

- Q1. **Full name:** Noelle Pause
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I oppose the increased fees for encroachments. A 100% increase is a very sharp increase that makes home ownership less desirable and puts it a little farther out of reach for some. No one "chooses" to have a home with an encroachment, and homeowners don't get any benefit from the encroachment aside from being able to access their homes. If homeowners aren't allowed to own (and pay rates on) the area of their land near the road reserve, it seems unfair to charge for spaces that aren't owned and must be maintained by the homeowners. This increase unfairly penalises city homeowners or people with small lots; an increase to rates based on home/land value would be a fairer way to raise funds.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 72

**Login:** Registered

**Responded At:** Apr 21, 2022 15:32:58 pm

**Last Seen:** Apr 21, 2022 03:30:11 am

Q1. <b>Full name:</b>	Richard Jeffrey
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Fund it properly
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 73

**Login:** Registered

**Responded At:** Apr 21, 2022 17:11:33 pm

**Last Seen:** Apr 21, 2022 04:57:09 am

- Q1. **Full name:** Paul Smith
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I would like to know the rationale for increasing encroachment fees by 100%. User pays I understand but that is just punitive.</p> <p>I support library fees for people who don't return books.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 74

**Login:** Registered

**Responded At:** Apr 21, 2022 17:30:42 pm

**Last Seen:** Apr 21, 2022 05:15:36 am

- Q1. **Full name:** Nick Rinehart
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 75

**Login:** Registered

**Responded At:** Apr 21, 2022 17:36:27 pm

**Last Seen:** Apr 21, 2022 05:17:41 am

- Q1. **Full name:** Christine O'Riley
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
By the time this council sets it up I will no longer live in Wellington.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Landfill is too expensive. Domestic green waste should be at lower fee.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I have no faith in the city council, so no matter what rate payers say the council will do whatever it can to get money from rate payers. A few years ago we were suddenly charged encroachment fees for a garage the council pegged out from plans. We felt it was a revenue gathering exercise and had a lawyer help. We have a legal document from the city council agreeing the fees would NOT go up every year. They have, and you want more.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 76

**Login:** Registered

**Responded At:** Apr 21, 2022 20:53:32 pm

**Last Seen:** Apr 21, 2022 08:21:57 am

- Q1. **Full name:** Anish Madnani
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- The encroachment fees should not be increased and must remain the same.all the other costs are going up hugely. This would be an added burden for our family. This increase is huge and you are doubling the cost per square metre, which is ridiculous. The cost must be kept the same. We do not agree at all with this increase in costs.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**
- not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The encroachment fees should not be increased and must remain the same.all the other costs are going up hugely. This would be an added burden for our family. This increase is huge and you are doubling the cost per square metre, which is ridiculous. The cost must be kept the same. We do not agree at all with this increase in costs.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 77

**Login:** Registered

**Responded At:** Apr 21, 2022 21:24:40 pm

**Last Seen:** Apr 21, 2022 09:08:26 am

- Q1. **Full name:** Phillip Walter Orth
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
The piggyback option seems the simplest solution - but isn't waste to energy the preferred long term solution
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Encroachment fees are charged on land that is generally unusable (or only big enough for parking) and to charge it at the rate of surrounding residential properties is extremely unreasonable. While i do not oppose some increases to current fees in line with CPI, i do not believe they should be linked to rateable values as the land itself does not have the same useable value in most cases. If you were to increase the cost of the encroachments significantly i would only support that if you were to offer services to maintain the encroachments which you DO NOT do now, i must look after my area entirely by myself, even though the majority of land next to my site is not actually part of my encroachment. Many of these encroachments are on title of the houses they are sold with and should have actually been part of the house title itself, so maybe the sale to the existing encroachment holder could have some value in exploring as long as this was done in a reasonable way.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 78

**Login:** Registered

**Responded At:** Apr 21, 2022 23:17:37 pm

**Last Seen:** Apr 21, 2022 11:11:38 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 79

**Login:** Registered

**Responded At:** Apr 22, 2022 09:09:39 am

**Last Seen:** Apr 21, 2022 21:03:50 pm

Q1. <b>Full name:</b>	Jonathan Franklin
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Company or limited partnership
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 80

**Login:** Admin

**Responded At:** Apr 22, 2022 09:51:39 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Wisjanti Soelistijo
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option C: Leasehold CHP with narrow responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 81

**Login:** Admin

**Responded At:** Apr 22, 2022 09:59:16 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Madleen EH Habbboosha
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I study in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 82

**Login:** Admin

**Responded At:** Apr 22, 2022 10:05:16 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Nikita Aleksevovich Saurasov
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Prefers Option A: Asset-owning CHP with broad responsibilities should a CHP be made I would prefer to buy a property one day I guess city housing might help</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 83

**Login:** Admin

**Responded At:** Apr 22, 2022 10:28:05 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. **Full name:** Paul Mekhaell Toma

Q2. **Phone number:**

[REDACTED]

Q3. **Are you making this submission as an individual or on behalf of an organisation?**

Individual

Q4. **Please name your organisation**

not answered

Q5. **Are you a City Housing tenant?**

Yes

Q6. **What is your connection to Wellington? (tick all that apply)**

I live in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?**

No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Don't know

Q9. **If the Council did establish a Community Housing Provider, which option do you support?**

not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

Don't know

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints**

Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 84

**Login:** Admin

**Responded At:** Apr 22, 2022 10:31:30 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Ibaso Falo Sopa
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Yes.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 85

**Login:** Admin

**Responded At:** Apr 22, 2022 10:35:39 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. Full name:	Vannythy
Q2. Phone number:	██████████
Q3. Are you making this submission as an individual or on behalf of an organisation?	not answered
Q4. Please name your organisation	not answered
Q5. Are you a City Housing tenant?	Yes
Q6. What is your connection to Wellington? (tick all that apply)	I live in Wellington I work in Wellington
Q7. Do you wish to speak to Councillors about your submission at an Oral Forum?	No
Q8. Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider	Don't know
Q9. If the Council did establish a Community Housing Provider, which option do you support?	not answered
Q10. If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?	not answered
Q11. Are there comments you would like to make about the changes to city housing options?	Don't know
Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?	Don't know
Q13. Are there comments you would like to make about the landfill options?	Don't know
Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  Don't know	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 86

**Login:** Admin

**Responded At:** Apr 22, 2022 10:54:02 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Mustafa Subbi Omar
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Should a CHP be established, they would prefer a Community Trust
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 87

**Login:** Admin

**Responded At:** Apr 22, 2022 11:00:32 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** not answered
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 88

**Login:** Admin

**Responded At:** Apr 22, 2022 11:03:23 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 89

**Login:** Admin

**Responded At:** Apr 22, 2022 11:23:13 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Beverly Margaret Bratton
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

---

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

No

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

██  
██  
██  
██



**Respondent No:** 90

**Login:** Admin

**Responded At:** Apr 22, 2022 11:26:14 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Sawai Rakcharoen
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 91

**Login:** Admin

**Responded At:** Apr 22, 2022 11:30:32 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Jason W
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 92

**Login:** Admin

**Responded At:** Apr 22, 2022 11:56:27 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Valerie Lama Willcox
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



**Respondent No:** 93

**Login:** Admin

**Responded At:** Apr 22, 2022 11:59:06 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Heath Kieran Landy
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 94

**Login:** Admin

**Responded At:** Apr 22, 2022 12:07:32 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Maureen Margaret Malcom
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- WCC Housing has a far higher standard than any other housing providers The Government should accept that WCC housing does fit the role (clearly) as a social housing and therefore should not be classed as a private landlord, therefore given the same classification as other social housing providers
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**
- I don't have enough information on this important issue. I will rely on council to get best professional long term advice as to what would be best for the citizens of wellington and the environment

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Support
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Neutral don't know
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	I support the proposed budget
<p>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</p> <p>1) I agree with clearing old fines for our libraries. But not then making books out too long in getting returned for everyone to use 2) the pool should be upgraded at khandallah but to a extreme cost and still retain its environmental settings 3) parking should be free on weekends in town, with two/three hour limits</p>	
<p>Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</p>	<p>██</p> <p>██</p> <p>██</p> <p>██</p>



**Respondent No:** 95

**Login:** Registered

**Responded At:** Apr 22, 2022 12:20:49 pm

**Last Seen:** Apr 22, 2022 00:08:57 am

- Q1. **Full name:** Susan Bramley
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- That the government needs to make the Income-related Rent subsidy available to all tenants, otherwise many current tenants will become homeless or under severe income stress. The council should point out the social, health, educational, financial and other costs for tenants of not making the IRRS available - and the flow-on costs to the government and other organisations.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**
- The council would also need to work to help the community reduce waste and increase the efficiency of recycling.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 96

**Login:** Registered

**Responded At:** Apr 22, 2022 12:59:19 pm

**Last Seen:** Apr 22, 2022 00:38:12 am

- Q1. **Full name:** Katharine Gebbie
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I strongly oppose the huge increase in annual rental road encroachment fees for the following reason. The policy ignores that structures built on road reserves are usually car parking facilities - garages and car decks - which remove cars from parking on the street - which is of benefit to all road users. The other benefit is that the council does not need to maintain the land these same structures occupy(eg trimming/weed eating bushes and grass). Its a mutually beneficial thing for both the public and private to get cars off the roadside. Making a big economic return for the council's "asset" is a one-sided and cynical view which ignores the benefits outlined. Perhaps I should invoice the council for the time saved by council workers not having to weed-eat the land my car deck is occupying!</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 97

**Login:** Registered

**Responded At:** Apr 22, 2022 14:17:30 pm

**Last Seen:** Apr 22, 2022 02:13:43 am

Q1. <b>Full name:</b>	Megan Clark
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  Considering landscaping to remove our encroachment.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 98

**Login:** Registered

**Responded At:** Apr 22, 2022 15:02:03 pm

**Last Seen:** Apr 22, 2022 02:47:24 am

- Q1. **Full name:** Govinda Lascelles
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Neutral don't know

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Proposing to double the encroachment fee is wrong, especially in the current economic climate. The value you place on this land is ridiculous and in my case could not be used for anything other than a wider footpath. How do you justify claiming that this land is undervalued? If you are going to go ahead with this proposal you should at least offer all effected rate payers to purchase the encroached land at its current value.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 99

**Login:** Registered

**Responded At:** Apr 22, 2022 15:37:35 pm

**Last Seen:** Apr 22, 2022 03:29:47 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
The Proposed doubling of encroachment fees is completely unreasonable and grossly excessive, any increase should be aligned to the general rates increase.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 100

**Login:** Registered

**Responded At:** Apr 22, 2022 16:20:37 pm

**Last Seen:** Apr 22, 2022 03:33:16 am

- Q1. **Full name:** David Stevens
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- It is a complete nonsense that the government refuses to provide the IRRS for council housing tenants. This issue should continue to be pressed with the government anyway. The government should also make the IRRS available to existing council tenants who transfer into a CHP scheme, not just for new tenants. (Government should also apply this to Christchurch's existing legacy tenants in their CHP who currently do not receive the IRRS). Get on and get the CHP up and running asap to stem the monthly losses that the council incurs on its council housing!
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

This is the obvious option. Can the methane that is captured from degenerating waste not be used productively for something - even small scale electricity generation?

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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**Q17. Increasing encroachment licence fees to better reflect their value** Support

---

**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

---

**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

---

**Q20. Overall, do you support the proposed budget?** Neutral

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I couldn't find the proposed fees and user charges changes - they don't appear to be readily visible on the website? Councillors must critically analyse any proposed expenditure by LGWM. With the CBD struggling to cope with widespread working from home and generally trying to recover from the Covid pandemic restrictions, the last thing we need is widespread disruption in the CBD. For example, there is no need to mess around with Lambton Quay or the rest of the Golden Mile as there is plenty of space for the reduced numbers of pedestrians! Some tweaks such as simply banning traffic apart from buses and emergency vehicles during morning and evening peaks will assist bus service reliability, without major impact on retail and hospitality businesses' normal trading hours. Likewise, now that parallel parking has been implemented on Thorndon Quay and with a southbound clearway in the mornings, there is no immediate need for any further changes as there is ample room for cyclists now.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 101

**Login:** Registered

**Responded At:** Apr 22, 2022 17:52:21 pm

**Last Seen:** Apr 22, 2022 05:34:51 am

Q1. <b>Full name:</b>	Claire Neiman
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	
	Sell older housing that is on large sections and /or demolish older housing on larger sections to place a larger number of preformed, environmentally and energy fit for purpose healthy kit set houses on the larger properties. some could be rented at market rates or above and others could be used for social housing with rent to buy or some other scheme.
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration

**Q13. Are there comments you would like to make about the landfill options?**

Team up with the Hutt valley, Upper Hutt and Porirua city councils and entrepreneurs and lottery and build a large fit for purpose incinerator that could ultimately then produce energy that goes back into the main grid. In time it would pay for itself. This needs to be a team approach to ensure enough rubbish to make the scheme cost effective. it also needs to be an incinerator that takes into account climate change.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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**Q17. Increasing encroachment licence fees to better reflect their value** Do not support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

---

**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

---

**Q20. Overall, do you support the proposed budget?** Neutral

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 102

**Login:** Registered

**Responded At:** Apr 22, 2022 18:48:17 pm

**Last Seen:** Apr 22, 2022 06:39:43 am

- Q1. **Full name:** Brent Goodwin
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
I'm a supporter of Govts 3 waters proposal - Council has a long history of poor governance on 3 waters	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 103

**Login:** Registered

**Responded At:** Apr 22, 2022 19:09:59 pm

**Last Seen:** Apr 22, 2022 07:02:47 am

- Q1. **Full name:** Adam Jonathan Martin Minter
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 104

**Login:** Registered

**Responded At:** Apr 22, 2022 19:25:53 pm

**Last Seen:** Apr 22, 2022 07:17:58 am

- Q1. **Full name:** campbell gibson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Not that impressed with increasing the encroachment fees, as the council should be the ones that need to maintain off street car pads/ parks	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 105

**Login:** Registered

**Responded At:** Apr 22, 2022 20:03:42 pm

**Last Seen:** Apr 22, 2022 07:53:01 am

- Q1. **Full name:** Daniel Smith
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>You cannot put the Encroachment fees up by double. There needs to be a better way of dealing with encroachments (making it easier and more affordable for the leasors to buy the land)</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 106

**Login:** Registered

**Responded At:** Apr 23, 2022 08:56:47 am

**Last Seen:** Apr 22, 2022 20:50:50 pm

- Q1. **Full name:** Guy Singer
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I pay over \$600 currently for use of a car pad and a garage that are on council-owned land (both inherited when we bought the house - non negotiable part of the title) and we receive absolutely nothing from the council in return (e.g. maintenance of surrounding foliage etc, which I take care of myself). Now WCC is proposing to double that fee. Your sole justification is that the 'encroachment fee is considered low'. There is no rationale for that statement in your email; low compared to what? Can't be low due to the provision of services, as we don't receive any services for that money. Rates have increased exponentially and this is a tough time. Surely that's enough?

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 107

**Login:** Registered

**Responded At:** Apr 23, 2022 10:34:49 am

**Last Seen:** Apr 22, 2022 22:29:49 pm

Q1. <b>Full name:</b>	Ana Gimena Saez
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 108

**Login:** Registered

**Responded At:** Apr 23, 2022 10:56:55 am

**Last Seen:** Apr 22, 2022 22:37:06 pm

- Q1. **Full name:** Rachael James
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
<p data-bbox="148 907 1460 996"><b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 1008 1436 1131">I was sent a letter by wellington city council that stated that enroachment fees would be kept at a mimimum - all these enroachment proposals do not support the original letter - even though for decades our garage was approved by council signed off and complied.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 109

**Login:** Registered

**Responded At:** Apr 23, 2022 11:16:12 am

**Last Seen:** Apr 22, 2022 21:23:53 pm

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Company or limited partnership
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

### **Wellington City has steep terrain and land use must be pragmatic**

Wellington City is built on the steep hills surrounding the harbour. Land boundaries are historical and have often not been established to account for local terrain attributes. There is a need for the pragmatic use of land to facilitate effective housing within the surrounding sections and neighbourhoods.

The ability to reasonably use property is already covered by general property rates that are already linked to the property value.

The council could consider whether property boundaries are appropriate and offer to sell excess road reserve to the adjoining property owners, ensuring that sections remain fit for purpose for residential dwellings and amenities. This could assist the council to better utilise the land within the city boundary and accommodate expansion.

### **Changing the encroachment fee principles is unfair for existing structures**

Significantly changing the pricing regime for encroachment licences for existing structures is unfair. Investment decisions were made based on the principles of the regime as it existed. These investments may not have been made, or solutions with reduced encroachment footprint may have been chosen if changes of this scale of charging were known.

There is no practical way for users to reduce consumption of the service in the short term (even if their value is low). As such, the scale of increase is an additional tax on properties that encroach on council land that cannot practically be avoided in the short term.

The regime change will drive longer-term incentives to avoid or reduce encroachment and consequently may lead to reduced council income than might otherwise receive, and generally discourage the optimal land use in the city.

New encroachments could be managed through a different regime.

### **Any change to the charging regime should be slow as it is intrinsically linked to property value (and therefore existing property rates)**

Rateable property values already include the value associated with any adjoining encroachment licence under the existing pricing regime. Therefore, the rates on the property already cover the market value of the encroachment under the current licensing regime. Changing too quickly will mean the reduction in property value due to drastically increased charging for encroachment fees is not captured. In effect, this could mean users are paying twice both in their property rates and increased encroachment fees for the perceived value of existing encroachments.

### **Value an encroachment when not adjoined**

In most cases encroachment on road reserve only has value to the adjoining property owner. It is therefore not correct to price this use based on the adjoining property value as access to the encroachment without access to the property is near zero. The combined amenity value is already established in the property value that rates are paid on.

On the flip side, significant portions of privately owned land on steep hillsides are indistinguishable from council road reserve, providing native habitats for birds, and amenity value to the city. The landowner is not compensated for providing this value to the city.

The existing encroachment regime and charging represent a pragmatic recognition of a city that is spread across the steep hillsides that surround our harbour.



**Respondent No:** 110

**Login:** Registered

**Responded At:** Apr 23, 2022 11:53:35 am

**Last Seen:** Apr 22, 2022 23:47:55 pm

Q1. <b>Full name:</b>	Matthew Sew Hoy
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I'm broadly in support of either Option A or Option B. In any case, existing tenants still deserve to be included in IRRS plans, short of lobbying central government for amendments to the law.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	n/a.
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 111

**Login:** Registered

**Responded At:** Apr 24, 2022 09:13:27 am

**Last Seen:** Apr 23, 2022 05:33:41 am

- Q1. **Full name:** Dieter Katz
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

12. Not extending on street paid parking time limits: Parking fees are fair where there is high demand for parking space. It ensures that only those who need the space get to use it. 13. \$20m Environmental and Accessibility Performance Fund: Reduction of carbon emissions is a laudable objective, but should be managed at the national level. Only national policies can ensure that the cost is shared fairly across the country. 14. Proposal to increase road encroachment fees based on the individual rateable land value of the adjoining property: I agree with the principle that the Council should make an economic return from the road reserve. I assume the intention is to make an economic return that is fair. But the economic value of the road reserve is not equal to the value of the adjoining rateable property. Where it is made available on short term lease, as is typically the case, it can't be used to support a residential or commercial building, which is what gives the adjoining land its value. The use of road reserve is typically limited to low value garages, etc, if it can be used at all. The policy should distinguish between places where there is demand for such land by only one person, and places where there is competitive demand. In the first case the value is low or negligible. A fair economic return is therefore very low. If a higher fee is set, then it is likely that some land will remain unused. It is true that owners of existing garages will most likely pay the fee even if it is extortionate, because they have already made an investment on the land which usually can't be recovered. But their willingness to pay the fee is no indication that the fee is set to give the Council a fair economic return. A higher value can be assumed for the land where there is competition for its use. The fee should ideally be set by auction before the land is allocated to a use. If a more pragmatic approach is preferred, or the land is already assigned to a use, then a fee based on half the per square meter value of the adjoining land could be justified as a rough approximation of its true value. 18. Removal of library charges: If overdue charges are removed, what incentive will borrowers have to return books? This will harm other people who will find it harder to obtain books. This seems an irresponsible proposal.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 112

**Login:** Registered

**Responded At:** Apr 24, 2022 10:21:47 am

**Last Seen:** Apr 23, 2022 09:17:42 am

- Q1. **Full name:** Lisa Lorenzen
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I would like the council to pressure the government to pay the shortfall
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Although a new pool at Khndallah would be nice ,public transport is more important. Cultural spaces and community events need to take a back seat to providing community housing and ensuring clean water. The council must retain the right to choose tenants for its housing. Disabled and elderly need to be looked after</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 113

**Login:** Registered

**Responded At:** Apr 24, 2022 12:33:40 pm

**Last Seen:** Apr 23, 2022 07:08:55 am

- Q1. **Full name:** John Robertson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Waste to energy incineration should only be considered if Wellington can guarantee it can provide waste for the facility for the lifetime of its operations, otherwise it creates a disincentive for waste reduction and recycling initiatives.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The proposal to increase annual rental fees for road encroachment in such a short period is very significant in the current economic environment, and will have a negative impact on wellbeing. It appears that Wellbeing hasn't been considered when evaluating the options, and making this decision. Section 14 of the Local Government Act 2002 requires that in performing its role in taking a sustainable development approach, a local authority should take into account the social, economic, and cultural well-being of people and communities. Increasing the fee by 100 percent is a major additional cost for households experiencing levels of inflation not seen in over thirty years. This is having a significant impact on the economic wellbeing for many Wellington households. Households are experiencing significant increases to their cost of living, with the greatest increases coming on necessities such as transport, housing and food. The March 2022 CPI results showed housing was the most significant contributor to the annual increase, with local authority rates cited as a major contributor. Increasing the fee so significantly at this time will increase further pressures on household budgets. For those on fixed or low incomes the proposed increase will be yet another cost pressure. This will increase the pressure on households who are already reporting making difficult decisions on which essentials they are forced to go without. At a city level, rising living costs, which are expected to continue until mid 2023, while higher interest rates will reduce spending on non essential goods and services, the things that give the city its vibrancy, and contribute to social and cultural wellbeing. For example, events, dining out, and high street retail. The revenue raised from the fee increase will reduce the disposable income available to spend in the businesses that were impacted the greatest by COVID-19. Additionally, given the Local Government Act 2002 requirement for the Council to ensure prudent stewardship and efficient and effective use of its resources is given as a reason for the fee increase suggests this requirement was not met at times during the past 10 years. A period when New Zealand experienced an unprecedented economic growth. While at the same time house prices increased significantly. The decision to increase the fee now given the short to medium term economic outlook, having not done it for these 10 years appears in conflict with the greater interests of Wellington City.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 114

**Login:** Registered

**Responded At:** Apr 24, 2022 13:18:53 pm

**Last Seen:** Apr 23, 2022 20:41:25 pm

- Q1. **Full name:** Dongrui Pang
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I don't agree with the proposed encroachment fee increase. The Council wants to increase the fee on the basis of land value increase, however, I believe that there are a number of points that have been overlooked: 1. Land value increase in the past couple of years is a bubble. Although residential property value in Wellington has gone up recently, it was pushed up artificially as a result of policy changes in 2020 such as official cash rate cuts, quantitative easing, wage subsidies etc. It is not sustainable. It doesn't reflect the real value of the land. Take [REDACTED] as an example, the land value of this property was 335k in 2018, and in 2021 it was value at 880k (for a small 159sm block!!!), but the house is currently for sale for \$595k, much lower than the RV. This shows that the owner themselves know that the place does not worth that much. Land is overly valued here and will decrease from the current level. 100% increase of the encroachment fee is unjustified. 2. The council land concerning the encroachment at [REDACTED] is not residential land, it's on the edge of a public road which can't be utilised or developed in any other way to create economic return for the city council, so the increased value of this small strip of land should be even less than residential areas. 100% increase of the encroachment fee is too much. 3. Any rates increase should reflect the inflation. 20 - 30 % increase is acceptable, but not 100%. 4. The City council should budget and spend rate payers money more carefully so you do not end of having to increase rates and fees every year to cover all the expenses.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

not answered



**Respondent No:** 115

**Login:** Registered

**Responded At:** Apr 24, 2022 17:59:59 pm

**Last Seen:** Apr 24, 2022 05:47:46 am

- Q1. **Full name:** Lynley Prentice
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Unsure why there is a need to increase encroachment fees especially for apartment buildings which have balconies. The increase in value to the land does not seem to make sense given the balconies are often above a road / footpath and do not use the land nor are they in any manner maintained by the council.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 116

**Login:** Registered

**Responded At:** Apr 25, 2022 08:13:23 am

**Last Seen:** Apr 24, 2022 20:09:08 pm

- Q1. **Full name:** Richard Mark Busby
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 117

**Login:** Registered

**Responded At:** Apr 25, 2022 23:28:43 pm

**Last Seen:** Apr 25, 2022 11:25:23 am

- Q1. **Full name:** Tim Harford
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
Either incineration or a new facility
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 118

**Login:** Registered

**Responded At:** Apr 25, 2022 14:50:59 pm

**Last Seen:** Apr 25, 2022 02:31:37 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Piggyback is the right short term option, but I'd like to see planning on a W2E plant start now, so that it's ready to go in 20 years when the region is ready.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The encroachment fee change is large and immediate - this will be a big shock to many budgets. Instead of doubling overnight, this increase should be spread over a number of years to ease that shock. While it may have been neglected for a long time, the councils negligence shouldn't be made to be the rate payers problem - they deserve a suitable period to adjust to the new rates. Many existing encroachments will have been made on a cost/benefit basis, and the change of that cost may impact that value proposition. In such cases, what are the options for withdrawing from the agreement, or what guarantees are there that the value proposition won't change to their detriment?</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 119

**Login:** Registered

**Responded At:** Apr 25, 2022 10:15:41 am

**Last Seen:** Apr 24, 2022 21:49:04 pm

- Q1. **Full name:** Kaye Mayo
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The council and rules around the road reserve leave the renter powerless. My family have rented the road reserve for over 60 years, in 2018 I took ownership of a family house which rents road reserve however anxiety over the possibility of the council ceasing the rental option and wanting to update a derelict site led me to try to purchase the road reserve in 2019. Due to neighbour objection over road width I was unable to purchase the land without taking the neighbour to environmental court at my own cost, which was unaffordable. I offered to purchase a smaller section of land to avoid a road width issue but the council would not allow this. Often the pieces of land are unusable to the council, they are small strips of land that are surplus to council requirements (as acknowledged when I tried to purchase the land), I believe rental rates should be low to reflect this. I also believe that before any increase in road reserve is implemented a further review of individual road reserve usability and buying options should be offered (at a reasonable price, not based on current absurd land values). Please note others in the street DO NOT rent the road reserve but use it as if private, punishing the actual renters with price increases is unfair, how does and will the council monitor renters vs non renters? I am happy to discuss further.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 120

**Login:** Registered

**Responded At:** Apr 26, 2022 08:41:43 am

**Last Seen:** Apr 25, 2022 20:33:47 pm

- Q1. **Full name:** Vincent Kneebone
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I think it should have a positive impact on rates because I think housing tenants isn't part of WCCs core responsibility.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 121

**Login:** Registered

**Responded At:** Apr 26, 2022 10:32:15 am

**Last Seen:** Apr 25, 2022 20:40:42 pm

Q1. <b>Full name:</b>	Shanan McKeown
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust

**Q11. Are there comments you would like to make about the changes to city housing options?**

When private landlords are making supernatural profits at the moment, including those heavily leveraged with debt, there is no reason why the social housing provider shouldn't be able to turn a nominal profit with a discounted market rent. This to me suggests the current operating model is broken, it is concerning that it has come to this point without already being addressed internally. To me, this suggests that once account financial mismanagement is rife within WCC, there is no accountability for spending. Has there been appropriate scrutiny and review of contractors/suppliers to ensure you aren't being taken for a ride? Or are we gold plating rather than providing for living with dignity? Healthy Homes upgrades are a complete cop-out as that spending has been well signalled with the council/social housing providers having been granted extra time to get its stock up to standard. Shouldn't these have already been provisioned for? Or is it simply a case of a bloated/underperforming housing team squatting on undeserved salaries? (Just quickly - Private rental management firms charge roughly 10% of rental income, using this benchmark some basic management accounting cost analysis will show you if this is the answer here) Ratepayers are already going to be further crippled by your wasteful spending elsewhere, Option A is completely out of the question and should never have been considered. At which point council has no place in delivering these services if it can't fund them and should really remove itself from the equation as much as possible.

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**Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

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**Q13. Are there comments you would like to make about the landfill options?**

Piggybacking is a temporary band-aid solution, it is the cheap option for the current term only. At some point, you simply won't be able to keep putting more waste on top of the existing landfill. Why have you only considered current waste volumes, as the city grows (which you are planning for) isn't it logical that waste volumes also grow? At which point the piggyback option has a shorter life span? Ultimately we don't want to get into a situation as we have with the water pipes with underinvestment and band-aids on band-aids. The council has also shown an inability to make adequate provisions for the future, so make the commitment to the longer-term option now before costs blow out.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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**Q17. Increasing encroachment licence fees to better reflect their value** Support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Do not support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. Overall, do you support the proposed budget? I oppose the proposed budget

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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

Once again the council needs a long hard look at itself and try to eliminate its wasteful spending. You can't keep asking ratepayers to keep funding more and more. Let's be honest you aren't actually asking - ratepayers don't exactly have a choice in the matter. Keep in mind the times we live in, wages aren't rising as much as inflation, interest rates are increasing. Year on year we have unpalatable increases to our rates, when will it stop? You need to learn to live within your means and start asking the hard questions, where is the money is going? What do we need new money for and is it actually required? Service levels have been dropping. Your staff and contractors aren't being held accountable - e.g. take rubbish/recycling, COVID became a convenient excuse but that ignored the months of short staffing levels - are there service level metrics and what action did the council take when these weren't being met, or was the lack of service deemed acceptable (another issue). The water issues are beyond a joke and again a reflection of underinvestment by taking the cheapest option for now approach. There is no long term thinking - leave it to the next council. There appears to be no provisioning for future expenditure - eg Healthy Homes upgrades. There are 2 sides to this equation, the money coming in, and the money going out. All we hear is the need for more money coming in, it may be justified. But when will ratepayers see accountability for the money going out?

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Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23) not answered

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**Respondent No:** 122

**Login:** Registered

**Responded At:** Apr 26, 2022 11:21:21 am

**Last Seen:** Apr 25, 2022 19:50:28 pm

- Q1. **Full name:** Sinny West
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The proposed 100% increase in road encroachment fees, particularly at a time when many households are struggling with the ever rising cost of living, is a shocking idea. It's quite outrageous to increase so steeply at once, particularly in the current economic conditions, without warning. Many households will struggle to budget for this and could put them into debt or financial hardship. If the encroachment fees absolutely must be increased, this should be phased in gradually over a number of years so leaseholders can plan, prepare, and budget accordingly.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 123

**Login:** Registered

**Responded At:** Apr 26, 2022 11:43:35 am

**Last Seen:** Apr 25, 2022 23:28:48 pm

- Q1. **Full name:** Fay Fruean-Va'ai
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** None of these
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I do not support the increase of the encroachment fees. I own my house, but the City Council owns the car pad which is the only access to my house. It's ridiculous that we have to pay you to park our car to the only access way to our house. No one else would rent that space to park in the only access way to our house. Increasing it, when living costs have not increased seems very absurd to say the least. You don't clean the area, that you own even though we have to pay for it and keep it clean. The rates have increased incredibly over the last 5 years since we have become home owners and increasing the encroachment fees is just a money making scheme for the Council. I DO NOT support the increase of encroachment fees.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 124

**Login:** Registered

**Responded At:** Apr 26, 2022 12:02:21 pm

**Last Seen:** Apr 26, 2022 00:00:24 am

- Q1. **Full name:** Kate Garcia
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Hello, You asked for feedback on planned changes to road encroachments. The planned doubling of the annual square metre fee is excessive and a massive increase in one go for people to access their properties and parking. We understand that the land value has increased but in most cases that is largely irrelevant as the land involved could almost never be sold off as it is. In the meantime, residents are facing rising costs from all sides, including rates paid to the council. There has been an increase in inflation, bank interests, rates and now encroachment fees while families incomes have not increased accordingly to keep up. The last two years have been a struggle for everyone and now the council is making things worse for its residents by asking for more money. It's not only unfair but very inconsiderate to put more pressure on people when they are already struggling to get by. The land used for our personal encroachment would be of no use to anyone except us and our neighbour who have the parallel parking spot and without it we would have no off street parking and would be forced to park on a typical narrow windy Wellington hill which would block the street further and be a safety hazard. To double fees when we have no option seems unfair; the land is of no importance to other ratepayers. Best

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 125

**Login:** Registered

**Responded At:** Apr 26, 2022 12:28:11 pm

**Last Seen:** Apr 26, 2022 00:20:22 am

- Q1. **Full name:** phillip burgess
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I completely disagree with the proposal to increase encroachment fees by 100%. These fees already underwent a substantial increase only 5 or so years ago and each year they increase. With inflation running at @7%, the cost of living is already creating additional burdens on households - petrol, food, interest rates are all increasing. I cannot see any justification for this enormous increase. For me personally, my encroachment fee will increase to about \$2400 pa. This sort of increase just increases the financial pressure on everybody.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 126

**Login:** Registered

**Responded At:** Apr 26, 2022 14:20:00 pm

**Last Seen:** Apr 26, 2022 02:15:57 am

- Q1. **Full name:** Jackie Cheyne
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The proposed increase in encroachment fees is far too much of an increase in one year. This will provide significant hardship - in our case a further \$2000 per annum at least. This is too much of a step up on top of other inflationary pressures. This land was more often that not unusable to the council and so is very opportunistic</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 127

**Login:** Registered

**Responded At:** Apr 26, 2022 14:40:52 pm

**Last Seen:** Apr 26, 2022 02:35:54 am

- Q1. **Full name:** Cathleen Phillips
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Definitely stop selling properties below market rate to benefit a few at the expense of the majority paying rates
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

---

Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Stick to essentials like water, sewerage and pipes. Stop wasting money on creative initiatives which look fun but not value for money

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 128

**Login:** Registered

**Responded At:** Apr 26, 2022 14:43:12 pm

**Last Seen:** Apr 26, 2022 02:09:47 am

- Q1. **Full name:** Robert Lorimer
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Specific to Encroachment License increase Is this increase in annual fee legal, has appropriate consultation been sought? Further, please note the following specific concerns I have with this proposal. 1. The current fee stated in the letter was wrong 2. The annual plan states that these rates have not been reviewed in a number of years however, encroachment license holders have been subject to an annual increases over this period. 3. The letter states that the council wants to have access to the value given to properties that hold the encroachment. This value is already subject to additional rateable value and the council then receives the associated rates. This proposal amounts to double dipping and increasing fees will reduce the overall value of the associated property. 4. You note that a .4% reduction in overall rates will be achieved. a. Will this be passed on. b. My current rates are circa \$4,000 plus \$200 for the encroachment license. How is it fair to increase my rates by 5% so my neighbours receive a minor relative decrease? 5. The application of encroachments is arbitrary, while I have an encroachment outside my property, neighbours are not subject to an encroachment despite having similar use of the roadway. 6. Others I have spoken to in the past have advised that they have been unable to remove an encroachment fee despite not using the roadway other than for access to their property. 7. This proposal does not appear to make any allowance for presence of structures or otherwise, different properties have a different value added through the use of the encroachment, and that fee will already be factored into the value. A balcony over the roadway in Mt Victoria will have a different value than an extended garden in Karori of similar size. 8. Further to 7. What is the calculation for "doubling" the encroachment fee. 9. Do encroachment holders have any option not to pay the proposed new fees? Are they able to cede their license to the council. What will happen to that license, for example if I ceded my encroachment could someone else buy it and block my front door access, would another party have to remove structures or would this cost be born by Wellington City Council? My personal circumstances are such that I can afford the increase proposed, but it seems ill thought out and broadly unfair to those who hold encroachment licenses.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 129

**Login:** Registered

**Responded At:** Apr 26, 2022 14:45:00 pm

**Last Seen:** Apr 26, 2022 02:14:36 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>A Community Housing Provider utilizing the Income Related Rent Subsidy scheme just seems like Accommodation Supplement 2.0 - except instead of \$50 transferring from the government to landlords, it's however much is required to top up 25% of the tenants' weekly income to market rent. It seems like it would exacerbate the issue of rental unaffordability that results in reliance on city housing, by guaranteeing landlords market rent, no matter how unaffordable that becomes. Increasing rates is the better option as it comes only at the expense of local rate-payers, and does not work to secure the rental profits of landlords.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know

Q13. Are there comments you would like to make about the landfill options?

not answered

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Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints Support

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Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings. Support

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Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington. Support

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Q17. Increasing encroachment licence fees to better reflect their value Support

---

Q18. Additional funding for a full upgrade to Khandallah summer pool Support

---

Q19. Removal of all library charges to remove barriers to accessing council libraries Support

---

Q20. Overall, do you support the proposed budget? Neutral

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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

not answered

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Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23) not answered

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**Respondent No:** 130

**Login:** Admin

**Responded At:** Apr 26, 2022 14:49:58 pm

**Last Seen:** May 13, 2022 04:20:08 am

Q1. <b>Full name:</b>	Kellie Bowman
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 131

**Login:** Registered

**Responded At:** Apr 26, 2022 16:19:54 pm

**Last Seen:** Apr 26, 2022 04:16:48 am

Q1. <b>Full name:</b>	Selvi Balasubramaniam
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 132

**Login:** Registered

**Responded At:** Apr 26, 2022 16:28:22 pm

**Last Seen:** Apr 26, 2022 04:20:34 am

- Q1. **Full name:** Gina Way
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  Removing library fees would make a huge difference to our family, as we don't currently use libraries as the fees are prohibitive and a family of people with ADHD makes overdue loans inevitable.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 133

**Login:** Registered

**Responded At:** Apr 26, 2022 16:36:59 pm

**Last Seen:** Apr 26, 2022 04:31:56 am

Q1. <b>Full name:</b>	Nicolas Sebastian Abril Hernandez
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>It would be ideal that the council had access to IRRS but if that is not possible. A community housing provider sounds like a reasonable option.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 134

**Login:** Registered

**Responded At:** Apr 26, 2022 16:41:04 pm

**Last Seen:** Apr 26, 2022 04:27:16 am

- Q1. **Full name:** not answered
- 
- Q2. **Phone number:** not answered
- 
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- 
- Q4. **Please name your organisation** not answered
- 
- Q5. **Are you a City Housing tenant?** No
- 
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- 
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- 
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- 
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- 
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- 
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- 
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- 
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- 
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered
-

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Encroachment fee increases should not be used to make up budget shortfalls in lieu of increases to rates. I expect many encroachment licence holders did not have a choice in entering into an encroachment, by purchasing properties with existing encroachments, and are now stuck with them due to poor planning/surveying/consenting in past decisions (which Council consented to). Increasing encroachment fees to bring in more revenue imposes a disproportionate burden on holders of encroachment licenses. Instead of increasing encroachment fees you should: -review general rates - if you have a funding shortfall this should be addressed through the general rates framework as this imposes a proportionate burden on ratepayers, rather than targetting a small group with a disproportionately heavy burden. -limit increases in encroachment fees to commercial properties only, on the basis that they are utilising the encroachment area for profit. Alternatively, should fee increases proceed, please set a clear and transparent pathway for holders of encroachment licenses to purchase the relevant land to enable us to opt out of encroachment licenses before the fee increases take effect.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 135

**Login:** Registered

**Responded At:** Apr 26, 2022 16:41:35 pm

**Last Seen:** Apr 26, 2022 04:22:36 am

Q1. <b>Full name:</b>	Kenneth Bidlake
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Perhaps central govt should improve support.
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Waste to energy would be a good option if it will have a return on investment and hence be self funding. I have not ready up on all the + and - .
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I think encroachment fee increases make sense but if based on m2 then the relevant m2 needs to be stated in each case. And a break down of the different components of the total fee given. An example of inconsistency with our (roading?) encroachment; or current fee is \$103.50 incl GST for 1.44 m2 which is more than the proposed 1.44m2 x \$26.66/m2 = \$38.39.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 136

**Login:** Registered

**Responded At:** Apr 26, 2022 17:29:24 pm

**Last Seen:** Apr 26, 2022 04:49:35 am

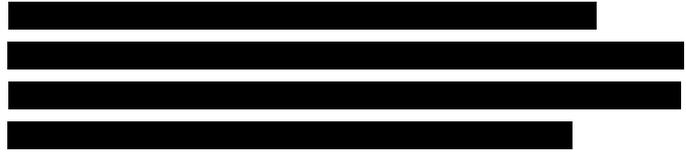
- Q1. **Full name:** Lydia Harris
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Encroachments - I pay an encroachment for the front of my section - this does not have a garage on it but previous owners did build a fence and retaining on it. Should I wish to give this up, I have been told that I would have to rip all structures down, remove tree's - which would create a super mess and cost the council way more than the proposed fees to clean up. My neighbours who currently have access through my property (not their main access) have recently refreshed the stairs (based on council advice to retain like for like on their build - photo attached) which go down onto my encroachment. This means I have little enjoyment of the space I pay for (and they do not pay for their encroachment). It is not private nor feel secure as tradespeople and couriers are constantly using this access which goes down my driveway (not a shared driveway), and the neighbours have a garage and their main access on the other side of the property. I kind of expected if I was to pay for an encroachment then I should be able to enjoy the space as they already have a main access. So, should I be paying an increased encroachment in this case? It isn't a 'shared' paid encroachment and I am sure others have this scenario. Unlike a garage that is locked and solely used by a home owner, I feel that doubling encroachment fees for spaces that are well maintained and cared for at the owners expense AND that others already have access to (neighbours) is a very big ask. Many people are creating great street frontage and appeal with well-cared for gardens etc with a lot of energy and money that the council do not need to maintain when an encroachment is paid for. A lot of this land wouldn't be viable for building other houses or using apart from road expansion where appropriate. If I had a garage on my encroachment I can fully understand this as that has very limited access - only to those homeowners. These increased fee's will also only get added onto renters via landlords. That combined with increased rates and insurance, I am not sure how anyone can afford any of this at the moment. I think encroachments should be case by case and a lot of people will be looking to use council resource to get encroachments re-measured and re-evaluated based on what they are using it for. People purchased their properties in good faith - many have never paid encroachments yet beautify the area and use for their sole purpose. Penalising those who actually pay for open spaces, to follow the rules is pretty hard. Will you go around all of the encroachments to see if people are using them? And then charge those who obviously are? I wonder.

Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)





**Respondent No:** 137

**Login:** Registered

**Responded At:** Apr 26, 2022 17:39:39 pm

**Last Seen:** Apr 26, 2022 05:37:10 am

- Q1. **Full name:** Tara Harith Swadi
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  Strong support for removing fees from libraries.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 138

**Login:** Registered

**Responded At:** Apr 26, 2022 19:34:43 pm

**Last Seen:** Apr 26, 2022 07:02:47 am

- Q1. **Full name:** Rebecca goddard
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 139

**Login:** Registered

**Responded At:** Apr 26, 2022 20:12:30 pm

**Last Seen:** Apr 26, 2022 08:10:11 am

- Q1. **Full name:** Kate Patel
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 140

**Login:** Registered

**Responded At:** Apr 26, 2022 20:29:21 pm

**Last Seen:** Apr 26, 2022 08:13:25 am

- Q1. **Full name:** Michael Ellis
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
  
I support the move to make the Council's Community Housing fully sustainable through a CHP model. I am concerned that the existing housing is running a deficit of \$10m per year. With the transition to a CHP without any asset transfer the Council needs to be transparent on any initial costs that will be passed onto Ratepayers at the time of transfer, if any on-going subsidy will work, or the risk of future bailouts being required if there are future deficits. It is also unclear about how ownership of future housing developments will be allocated between a CHP and Council. Council needs to make these decisions now so that Ratepayers can understand the model and Councillors are accountable to residents for the decisions made.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered

Q13. Are there comments you would like to make about the landfill options?

not answered

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Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints

not answered

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Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.

not answered

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Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.

not answered

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Q17. Increasing encroachment licence fees to better reflect their value

not answered

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Q18. Additional funding for a full upgrade to Khandallah summer pool

not answered

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Q19. Removal of all library charges to remove barriers to accessing council libraries

not answered

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Q20. Overall, do you support the proposed budget?

not answered

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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

not answered

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Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)

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**Respondent No:** 141

**Login:** Registered

**Responded At:** Apr 26, 2022 20:33:51 pm

**Last Seen:** Apr 26, 2022 08:25:56 am

- Q1. **Full name:** katerine velasco
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
No
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
no
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  no	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 142

**Login:** Registered

**Responded At:** Apr 26, 2022 20:43:39 pm

**Last Seen:** Apr 26, 2022 08:42:09 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option C: Leasehold CHP with narrow responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Company or limited partnership
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 143

**Login:** Registered

**Responded At:** Apr 26, 2022 20:52:34 pm

**Last Seen:** Apr 26, 2022 08:46:23 am

Q1. <b>Full name:</b>	Matt Phillips
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

One of the best things about Wellington City Libraries is that they have books. It is, in fact, one of their defining features. It would be a shame to lose this benefit when the absence of late fees means that all of the books gradually disappear as they are never returned. Surely everyone on the council can see this will be the outcome? When Wellington becomes the utopian city where everyone will return their books without any inducement I will be pleased to support this change. But until then, please keep it so that ratepayers can access books in their libraries, but levying fair fees for their late return. Thanks!

Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered
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**Respondent No:** 144

**Login:** Registered

**Responded At:** Apr 27, 2022 07:49:25 am

**Last Seen:** Apr 26, 2022 19:46:37 pm

Q1. <b>Full name:</b>	Mackenzie Preston
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 145

**Login:** Registered

**Responded At:** Apr 27, 2022 08:57:59 am

**Last Seen:** Apr 26, 2022 20:47:20 pm

Q1. <b>Full name:</b>	Margaret Jeune
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I would like the problem of rental affordability for current tenants to be addressed.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>I would like to see new approaches for waste minimisation explored. New Zealanders are an innovative people. Thinking outside the square should be encouraged. Perhaps competitions like WOW encouraging the use of by-products in design.</p>
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I am concerned about vandalism in and around the Mitchell Street playground. I would like to see the bylaw against drinking liquor in parks in the city extended to not drinking liquor in playgrounds in the suburbs. My car has recently been vandalised adjacent to the playground and young people are drinking alcohol in the playground and littering and breaking glass in the playground and adjacent walkway. This is a safety issue for residents using the walkway and for children using the playground.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 146

**Login:** Registered

**Responded At:** Apr 27, 2022 08:59:27 am

**Last Seen:** Apr 26, 2022 20:48:43 pm

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I do not support removing fees for overdue library books. Fees are the incentive for people to return their books on time to make them available for other people to borrow. Without these fees people will keep these books for as long as they like and others who are waiting on that book miss out. I believe you would be best to keep overdue fees in place and instead reduce or remove fees for borrowing items such as DVDs that currently incur a fee just to borrow. Additionally I don't support the increase in prices to the recreation centres and swimming pools. If you are truly interested in removing financial barriers for people to access council services, you would be better off letting the library overdue fees subsidise access to these facilities instead. Library books only have a cost barrier for those who keep their items too long, but increasing fees at recreation centres makes these facilities less accessible in general.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 147

**Login:** Registered

**Responded At:** Apr 27, 2022 09:24:54 am

**Last Seen:** Apr 26, 2022 21:22:08 pm

- Q1. **Full name:** Kate Murphy
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 148

**Login:** Admin

**Responded At:** Apr 27, 2022 09:37:10 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Julian Cox
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I do not support the proposal to increase encroachment fees as proposed. The proposal seeks to “make an economic return from the asset” however that does not recognise the existing value of encroachments such as our garage play in reducing demand for residential parking so the council is already receiving economic value above the encroachment fee. If the encroachment is based on the value of the adjoining property as some point it will be more advantageous for us, economically to abandon the encroachment and use ‘free’ residential street parking. While I recognise the rates have not been reviewed for 10 years, if the council must introduce an increase, an immediate 100% increase seems excessive. A phased year on year introduction at a slightly higher rate than the rate of inflation or land value would seem a fairer more manageable option.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 149

**Login:** Admin

**Responded At:** Apr 27, 2022 09:39:59 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Claire Quinn
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The proposal to increase the road encroachment fee by 100% with minimal notice is neither fair or reasonable. It is akin to a landlord raising rent by 100% with no notice. The fact fees have not been raised for some time does not justify the proposed increase in its current form. It is not reasonable to penalise impacted property owners for the inefficiencies of WCC. While I accept the Council may wish to make a return on its asset, it is not reasonable to base it on the argument the value of my property has increased as a result of the road encroachment. The value of my property will not have increased as a result of the road encroachment so that position is flawed. The council land over which there is an encroachment is not well kept - it is a health and safety hazard. Repeated attempts to contact WCC to cut path vegetation and repair a public footway fall on death ears. In fact we've been told it's not Council land. It's not fair or reasonable for a Council to choose to ignore /deny it's own responsibilities and then seek to increase it's fees by 100%. Finally lthe wording in the consultation document is misleading readers in relation to encroachments. The wording should make it is clear what is proposed ie that fees are to be doubled. The way it is currently worded is different and if readers don't have the full information will not comprehend the unfairness or the unreasonableness behind the proposal.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 150

**Login:** Admin

**Responded At:** Apr 27, 2022 09:43:12 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Ken Mathers
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I strongly oppose the proposed changes to encroachment fees. Many years ago we were encouraged to create off street parking. Due to the wellington topology, it is often impractical to do this without encroaching on road reserve. The land is usually so steep that it has no value. the intent now seems to have changed and we are seen as a money making opportunity. The initial fees were a token. They are heading to become quite onerous to us.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 151

**Login:** Admin

**Responded At:** Apr 27, 2022 09:54:42 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Juliette Scoble
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered

**Q11. Are there comments you would like to make about the changes to city housing options?**

I am absolutely against the proposals for the operation of City Housing by way of the three options mentioned. In all cases existing tenants will have to pay higher rents than newcomers. That is, new tenants will be subsidised by existing tenants. We have this situation already with the over-80 year-olds getting reduced rents. Yet they use the same services, and get the same income from superannuation as other tenants on the pension. Indeed, if they have disabilities they will be getting more. City Housing has not stated how it will keep rents "affordable" for existing tenants. No doubt for many tenants the rents they are paying is not "affordable" at the moment, with the steadily rising costs of living, such as power and food. The fiscal difficulty City Housing is now in has been caused by council officers purchasing fittings and appliances for the refurbished units that were of a far higher quality than was required. And far more costly. This was no doubt good for the officers' future career prospects with those suppliers. These suppliers would have been well-versed in how to swell the egos of the officers involved. But tenants have had to carry the burden of this extravagant spending in the form of higher rent increases than in former years. While a few tenants are now accommodated in very luxurious premises, many are still living in places that were modern perhaps sixty years ago. I do have a suggestion for the funding of City Housing. Ask the general Government to cancel the upgrade funding contract with the Wellington City Council. This will attract no costs to the Government, but would release the Council from having to find the funds to carry out its part of the agreement. Thusly, all upgrading work would be carried as and when income permits. After all, prior to the commencement of the upgrading programme, City Housing was self-supporting, its income from rents covering operating expenses.

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**Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered

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**Q13. Are there comments you would like to make about the landfill options?**

not answered

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

---

**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** not answered

---

**Q20. Overall, do you support the proposed budget?** not answered

---

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

not answered

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**Respondent No:** 152

**Login:** Admin

**Responded At:** Apr 27, 2022 10:00:31 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Jorg Mager
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

Jorg Mager

13 April 2022

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## CONSULTATION ON PROPOSED CHANGES TO ANNUAL RENTAL FEES FOR ROAD ENCROACHMENT

To whom it may concern

I object to the proposed encroachment fee increase - your letter of 7 April 2022 refers. The proposed increase is unreasonable and unwarranted, and I would appreciate the Council carefully consider the following points:

(1) In the letter dated 7 April 2022, the Council states: "The current encroachment fees are considered low." It is unclear though by whom, other than the Council, the fees are "considered low"? I certainly do not consider my current fees as "low" given that I am paying for space the Council would not otherwise use or derive any benefit from. As per the Council's policy principles: "Wellington's topography and legal road layout means that some parts of the legal road may never be needed for Council business."

(2) There has already been a substantial increase in fees between 2019 and 2021. In my original licence agreement of September 2019, the annual fee was \$275.73. In July 2021, that fee rose by a sizable 17% to \$321.93.

(3) In addition to collecting the fees, the Council directly benefits from the encroachment licences because under the licence agreements, the land is required to be maintained by the owners of the adjoining properties at their cost:

### **"3. Licensee to keep the Land and the Improvements in good repair**

3.1 The Licensee must put and keep the Land and the Improvements in good order, repair and condition to the reasonable satisfaction of the Council.

### **3.2 The Licensee's further maintenance and repair obligations**

The Licensee must at all times, at the Licensee's expense:

(a) keep the Land and the Improvements clean, tidy, free and clear from all rubbish and noxious weeds, to the Council's reasonable satisfaction; and

[...]

- (d) the Licensee is responsible for the cost of:
  - (i) repair of damage caused by land slips; and
  - (ii) work needed for retention of roadside batters; and
  - (iii) work required to remedy and prevent land slips,  
caused by the Licensee’s use of the Land.”

(4) In the many cases where parking spaces have been created (such as my garage), vehicles are taken off the road, reducing on-road parking congestion and aiding traffic flow, especially on narrow roads and bus routes such as Homebush Road. There is therefore also a benefit to the wider Wellington public in people holding encroachment licences for parking spaces, and it is difficult to see why the Council would want to penalise encroachment licence holders with a substantial fee increase.

(5) Linking the encroachment fees to land values does not stack up to scrutiny because it assumes that encroachment land has the same value as the adjoining private land. But that is not the case because what licensees are permitted to do on their encroachments strictly limited to the “permitted use” under the agreement, and any encroachment licence is subject to being terminated by the Council at any time which, in my case, would require me to knock down my garage:

**“7.1 Termination on one month’s notice**

The Council may, at any time, terminate this licence by giving the Licensee at least one month’s written notice (in accordance with clause 11).

[...]

**10.1 Removal of improvements by Licensee**

The Licensee will, prior to the termination of the licence, remove the Improvements from the Land and make good any damage to the Land caused by the Improvements to the satisfaction of the Council, at the Licensee’s cost. Removal of the Improvements is not required if the Council has approved the Sale of the Improvements under clause 9.”

Therefore, encroachment land cannot have the same value as privately-owned land. Encroachment land achieves the same land value as the adjoining land only if the road is stopped and the encroachment land is acquired by the owner of the adjoining property, in which case, of course, the land is no longer an encroachment. So, the Council’s rationale for setting the encroachment fees based on the rateable land value of the adjoining properties is fundamentally flawed because as long as the land is an encroachment, it cannot have the same value as privately-owned land because of the restrictions and uncertainties associated with encroachments.

(6) In your letter of 7 April 2022, you state that one of the reasons for the proposed fee increase is “[...] the Council’s effort of reducing general rate increase [...]”. However, you fail to provide details on the actual level of rate increase reduction that could be achieved by the proposed encroachment fee increases. It is therefore not possible to assess whether the proposed increase will, in fact, achieve a reduction substantial enough to justify the measure, and whether other measures may be more appropriate for limiting rate increases.

(7) You further state that the proposal assists in fulfilling the Council’s statutory obligation under the Local Government Act 2002 “to ensure prudent stewardship and the efficient and effective use of its

resources in the interest of its district". Given the conditions imposed by the Council on licensees in the licence agreements concerning maintenance and repair, as outlined under point 3 above, the Council is clearly being prudent in its stewardship of encroachment land. And given the wider benefits of creating off-road parking spaces on encroachment land which is not required by the Council for any other purpose, as explained under point 4 above, the Council is also using its resources efficiently and effectively. The Council therefore already meets its obligations under the Act in terms of prudent stewardship and efficient and effective use of resources, i.e. there is no need for a fee increase for the Council to meet its obligations under the Act.

(8) Last but not least, it seems unfair to unilaterally double a fee for a captive service. i.e. a service to which most people affected have no alternative, short of destroying the structures (decks, garages, paths, etc.) they had built on their encroachments at their expense, and cancelling their licences. When I purchased my property, I was aware of the encroachment of my garage, but I considered the annual fee (on top of my rates, of course) as manageable. I certainly did not expect the Council to suddenly double that fee (or potentially even more in the future) simply because "[t]he current encroachment fees are considered low" by someone at the Council, based on flawed assumptions.

Let me conclude by saying that I find it inconsiderate for the Council to propose such a substantial fee increase at a time when New Zealand, like many other countries, is entering a phase of uncertainty and significant inflation, with people facing so many other financial pressures in terms of living costs, including rises in petrol and energy prices, food prices, and high mortgages.

Best regards,

Jorg Mager





**Respondent No:** 153

**Login:** Registered

**Responded At:** Apr 27, 2022 11:07:38 am

**Last Seen:** Apr 26, 2022 22:49:19 pm

Q1. <b>Full name:</b>	J Gaskin
Q2. <b>Phone number:</b>	No
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

---

Q20. **Overall, do you support the proposed budget?** Don't know

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

My comment is mostly regarding the encroachments fee increase (from \$13pm to \$26pm). I am not against an increase but doubling the per meter charge with only 3 months notice is the kind of behavior that irks rate payers.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 154

**Login:** Registered

**Responded At:** Apr 27, 2022 11:51:40 am

**Last Seen:** Apr 26, 2022 23:49:19 pm

- Q1. **Full name:** Erica Mangin
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 155

**Login:** Admin

**Responded At:** Apr 27, 2022 12:29:48 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Peti Pesefoti
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 156

**Login:** Admin

**Responded At:** Apr 27, 2022 12:31:35 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Terry David Shore
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 157

**Login:** Admin

**Responded At:** Apr 27, 2022 12:33:21 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Fuisami Faaitua
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Would select Commuinity Trust should there be a CHP
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 158

**Login:** Admin

**Responded At:** Apr 27, 2022 12:35:29 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Sellars Michael Andrew
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Selected Option A: Asset owning CHP with broad responsibilities and Community Trust for subsequent questions on their hard copy submission</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 159

**Login:** Admin

**Responded At:** Apr 27, 2022 12:38:08 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Butrus Yaqo
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	No
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

---

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

---

Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



**Respondent No:** 160

**Login:** Admin

**Responded At:** Apr 27, 2022 12:39:32 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Audy Dawood & Riyam Raban
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	No
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

---

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

---

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

---

Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

██  
██  
██  
██



**Respondent No:** 161

**Login:** Admin

**Responded At:** Apr 27, 2022 12:40:40 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Ah Chai Lim
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 162

**Login:** Admin

**Responded At:** Apr 27, 2022 12:42:37 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Carol Ann Doyle
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Selected Option A and Community Trust on subsequent questions on their physical submission
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 163

**Login:** Admin

**Responded At:** Apr 27, 2022 12:44:26 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Ibtissam Naoum
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

---

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

---

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

---

Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



**Respondent No:** 164

**Login:** Admin

**Responded At:** Apr 27, 2022 12:49:52 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Ismail Ahmed Dayib
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Selected Option B and Community Trust on their physical submission
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 165

**Login:** Admin

**Responded At:** Apr 27, 2022 12:51:20 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Jess Mayen
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 166

**Login:** Admin

**Responded At:** Apr 27, 2022 12:52:35 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Mafaufausa Skinner
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 167

**Login:** Admin

**Responded At:** Apr 27, 2022 12:54:15 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Jason Garry William Pring
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Long term tenants should pay less rent and updated facilities
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Council flats should have more recycle pick up points
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 168

**Login:** Admin

**Responded At:** Apr 27, 2022 12:59:47 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Paul R Toki
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Wemust study every problems and fix it Listen to the Kaitiaki because they know better than those in the office If you want to be rich, you must know what kind of income to work hard for you how to keep it and how to protect it from loss
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Its what in your head that determines what is in your hands. Learn to have money work hard for you and your life will be easier and happoer Dont play it safe but play it smart. There are many people who want to do instead ot hink and then there are people who think but do not do. Take a break, stop doing what is not working and look for something new to do. Look for new ideas for new investing ideas Even if youre small you can..

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

---

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

---

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

---

Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Money is one form of power, but what is more power is financial education. Money comes and goes but if you have the education about how money works you gain power over it and can begin building wealth. Old ideas are their something was an asset yesterday. Yesterday gone. Most people only know one solution work hard save and borrow Take the time to develop your financial intelligence and harness the power of your brain and how much time it takes you find even if you still go through moment of stress, so long as you continue to think and act mindfully and you soon one day might be successful.  
Lack of financial education

---

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[Redacted]



**Respondent No:** 169

**Login:** Admin

**Responded At:** Apr 27, 2022 13:02:03 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. **Full name:** Elizabeth Hirire Matt

Q2. **Phone number:** [REDACTED]

Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual

Q4. **Please name your organisation** not answered

Q5. **Are you a City Housing tenant?** Yes

Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

Don't know anything about options

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know

Q13. **Are there comments you would like to make about the landfill options?**

Dont know anything about options

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 170

**Login:** Admin

**Responded At:** Apr 27, 2022 13:03:23 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Nhling Thi Nguyen
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 171

**Login:** Admin

**Responded At:** Apr 27, 2022 13:04:24 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Yussuf Muse
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

---

Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

---

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



**Respondent No:** 172

**Login:** Admin

**Responded At:** Apr 27, 2022 13:05:43 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Michael Oraha Benjamin
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
No	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 173

**Login:** Admin

**Responded At:** Apr 27, 2022 13:10:03 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Tawhai Konia Tania Konia
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- On hard copy submission, in addition to answers given here, selected: Retain Council's City Housing through increasing rates and borrowing Option B: Leasehold CHP with broad responsibilities Option C: Leasehold CHP with narrow responsibilities Company or limited partnership Comment: I would like to see rent freeze instead of the rent going up
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**
- On hard copy submission, in addition to answers given here, selected: Waste to energy incineration No residual waste facility in Wellington City Comment: The waste should be taken to the landfill

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Support
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Do not support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	I support the proposed budget
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
	There are low income people who would be hapd do away with fees To make it a lot better
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 174

**Login:** Admin

**Responded At:** Apr 27, 2022 13:11:15 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Chris & Vaso Houtas
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 175

**Login:** Admin

**Responded At:** Apr 27, 2022 13:14:20 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Nicola Leigh Brewer - Mann
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Selected Option A: Asset Owning CHP with broad responsibilities and Community Trust on their hard copy submission</p> <p>Comment: I wish that there was more help for people living on their own. I do have some things that I go to each week. The rest of the time I am stuck at home with no one to talk to except when I talk back to the TV, I wouldn't mind getting a phone call just to see how I am coping.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Support
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Neutral don't know
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	I support the proposed budget
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	I would love it if the library charges were removed. As I am unemployed I can't always afford to pay off the debt.
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 176

**Login:** Admin

**Responded At:** Apr 27, 2022 13:15:33 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Malcom Alan Francis
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 177

**Login:** Registered

**Responded At:** Apr 27, 2022 13:15:46 pm

**Last Seen:** Apr 27, 2022 01:06:12 am

- Q1. **Full name:** Moetu Toheriri
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
What is to happen with the existing tenants after a CHP has been established.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 178

**Login:** Admin

**Responded At:** Apr 27, 2022 13:17:12 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Michael David Hoskin
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 179

**Login:** Registered

**Responded At:** Apr 27, 2022 13:20:46 pm

**Last Seen:** Apr 27, 2022 01:15:10 am

- Q1. **Full name:** Sharon Nicholas
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I work in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

**Q13. Are there comments you would like to make about the landfill options?**

Creating more landfills isn't helping the health of the country, finding new and innovative ways to deal with this issue that doesn't create other issues with the environment such as leaching into waterways etc is more important than saving money. Using technologies and information from other countries such as Scandinavia etc and moving into the waste to energy mode would be leading the way for the country and showing that we can own our clean green name that is the perception of NZ but not the reality.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 180

**Login:** Admin

**Responded At:** Apr 27, 2022 13:49:24 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Shamshoon Boless
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
No	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 181

**Login:** Admin

**Responded At:** Apr 27, 2022 13:50:57 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Maseek Nano Maseek Maseek
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Nil
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
Nil
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Nil	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 182

**Login:** Admin

**Responded At:** Apr 27, 2022 13:52:12 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. **Full name:** Fraidoon - K.H. AZIZ

Q2. **Phone number:** [REDACTED]

Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual

Q4. **Please name your organisation** not answered

Q5. **Are you a City Housing tenant?** Yes

Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 183

**Login:** Registered

**Responded At:** Apr 27, 2022 13:57:01 pm

**Last Seen:** Apr 27, 2022 01:44:18 am

- Q1. **Full name:** Grace Xu
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I prefer Option A as this would place sole and transparent accountability for the CHP to manage tenancy and manage asset renewal, supported by external debt. If Council needs to sell the assets at a discount, it'd be fair as it'd reflect the state of the portfolio as is where is.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

<b>Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered
<b>Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
<b>Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
<b>Q17. Increasing encroachment licence fees to better reflect their value</b>	not answered
<b>Q18. Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
<b>Q19. Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
<b>Q20. Overall, do you support the proposed budget?</b>	not answered
<b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
<b>Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 184

**Login:** Admin

**Responded At:** Apr 27, 2022 13:58:19 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	David John Mullane
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Stop housing 1) Mental Health Patients 2) Pensioners 3) Gang members + associates 4) Criminals 5) Covid 19 tenants with covid 19 viruses + diseases 6) stealing + theft is a problem! Demolition required on heath flats johnsonville wellington 1) earthquake risk (structural problems!) 2) And is infested with rats, cockroaches, flies, mice, maggots 3) sewerage problems 4) flooding problems 5) electrical problems 6) construction problems 7) national security leak problems The Heath Street flats johnsonville are not fit to live in. I would not house farm animals in this disgusting environment Living in a sick place like this unemployment is a problem</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options

Q13. Are there comments you would like to make about the landfill options?

not answered

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Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints Do not support

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Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings. Do not support

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Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington. Do not support

---

Q17. Increasing encroachment licence fees to better reflect their value Do not support

---

Q18. Additional funding for a full upgrade to Khandallah summer pool Support

---

Q19. Removal of all library charges to remove barriers to accessing council libraries Support

---

Q20. Overall, do you support the proposed budget? I oppose the proposed budget

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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

not answered

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Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)

[Redacted]



**Respondent No:** 185

**Login:** Admin

**Responded At:** Apr 27, 2022 13:59:51 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Susan Katrina Paris
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 186

**Login:** Admin

**Responded At:** Apr 27, 2022 14:01:12 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Rawinia Fata
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 187

**Login:** Admin

**Responded At:** Apr 27, 2022 14:04:23 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	David Hennatt
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 188

**Login:** Admin

**Responded At:** Apr 27, 2022 14:05:57 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Pavel Sedaeseh
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 189

**Login:** Admin

**Responded At:** Apr 27, 2022 14:07:38 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Serena Mary Wood
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Selected Option A: Asset-owning CHP with broad responsibilities and Community Trust on their physical submission
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 190

**Login:** Admin

**Responded At:** Apr 27, 2022 14:08:53 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. **Full name:** Yanan Yousig Lazar

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?**

Individual

Q4. **Please name your organisation**

not answered

Q5. **Are you a City Housing tenant?**

Yes

Q6. **What is your connection to Wellington? (tick all that apply)**

I live in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?**

No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Don't know

Q9. **If the Council did establish a Community Housing Provider, which option do you support?**

not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

Don't know

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints**

Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 191

**Login:** Registered

**Responded At:** Apr 27, 2022 14:10:19 pm

**Last Seen:** Apr 27, 2022 02:07:15 am

- Q1. **Full name:** Kezia Thompson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  Please scrap library fines - low income users shouldn't have setbacks to accessing books!	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 192

**Login:** Admin

**Responded At:** Apr 27, 2022 14:11:28 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Mark Dommett
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Selected Option C: Leasehold CHP with narrow responsibilities and Company or limited partnership on their physical submission
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
Putting it into the ground forever is not an option

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Support
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Do not support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Do not support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Do not support
Q20. Overall, do you support the proposed budget?	Neutral
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
LGWM should be halted until all consultation is made fully open and auditable	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 193

**Login:** Admin

**Responded At:** Apr 27, 2022 14:20:23 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** David Fraser
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- In addition to answers, also selected: Retain Council's City Housing through increasing rates and borrowing Option C: Leasehold CHP with narrow responsibilities Company or limited partnership Comments: I would like to see more money subsidised by the Government. (Using social credit funding @ low interest rates) can be done through reserve bank at nil interest on the bank loan, using internal bank credit at nil interest charge on govt money Use council assets as collateral On establishing CHP - do it via central govt Make credit available at low interest rates of 0% Company or limited partnership with central govt Central govt should loan via reserve bank govt credit
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

**Q13. Are there comments you would like to make about the landfill options?**

A better option for sorting and disposal of different waste options A better, recycling in the efficiency of waste materials Best recycling facility Better recycling for disposables

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** Do not support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Do not support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** I support the proposed budget

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I believe the council could obtain interest free loans via the reserve bank via central govt. Funding at interest free 0% loans which the govt have used before to build state housing, why cannot the council use the reserve bank! Be used, the same as central govt? m n savage /used this system to build most of the older state houses. The credit is in NZ bank credit, not international banks credit

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

██  
██  
██  
██



**Respondent No:** 194

**Login:** Admin

**Responded At:** Apr 27, 2022 14:21:24 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Waru Pikea
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



**Respondent No:** 195

**Login:** Admin

**Responded At:** Apr 27, 2022 14:23:11 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>In addition to the answers, they also selected Option B: Leasehold CHP with broad responsibilities and Community Trust</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 196

**Login:** Admin

**Responded At:** Apr 27, 2022 14:24:00 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Terepai Kokaua
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 197

**Login:** Admin

**Responded At:** Apr 27, 2022 14:25:47 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Song Sieuuyou
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 198

**Login:** Admin

**Responded At:** Apr 27, 2022 14:27:44 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Sarn Richard Urseu
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 199

**Login:** Admin

**Responded At:** Apr 27, 2022 14:29:18 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Mr Te Ariki Pungatara
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 200

**Login:** Registered

**Responded At:** Apr 27, 2022 14:31:54 pm

**Last Seen:** Apr 27, 2022 02:20:56 am

- Q1. **Full name:** not answered
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Increasing encroachment fees is an attempted double tax by WCC. The value of a property already takes into account the presence of the balcony on road reserve, meaning the property's rates are higher than they otherwise would be solely as a result of that balcony. WCC provides no services or improvements in relation to the air space or the encroachment, could not do anything else with the space given it is in most cases over a footpath, and in fact expects encroachment licence (or is that lease? the WCC-provided contractual documentation is unclear) holders to provide the WCC with indemnities and other such protection, meaning there is no reason why the encroacher should pay even more than they are already paying WCC through the hefty rates they pay - they do not get any additional benefit and nor are they preventing other use of that airspace by the WCC, because WCC could not use it for anything.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 201

**Login:** Admin

**Responded At:** Apr 27, 2022 14:33:52 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Celia Anne Derby
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Please do not increase rents - struggles to pay existing rent
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Neutral don't know

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

██  
██  
██  
██



**Respondent No:** 202

**Login:** Admin

**Responded At:** Apr 27, 2022 14:36:00 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Joy Avalon Edwards
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Fines for people/addresses whi put out XS 'waste' Or refuse to buy goods in XS packaging
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 203

**Login:** Registered

**Responded At:** Apr 27, 2022 14:37:02 pm

**Last Seen:** Apr 27, 2022 02:33:59 am

Q1. **Full name:** William Brockelsby and Brooke Singer

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual

Q4. **Please name your organisation** not answered

Q5. **Are you a City Housing tenant?** No

Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The proposed encroachment fees do not seem like a fair solution for several reasons. We do not support the doubling of encroachment fees across the board. For us, the doubling of fees would put pressure on our already stretched finances. We'd have to consider giving up our parking encroachment which is space for a single car (we own one for our two person household). We are first home buyers, contending with interest rate rises, rising inflation, and rates rises too. We want to note that the resident parking fee is \$195 per car. The new proposal for an encroachment license would be significantly more expensive than this. We feel it should be more comparable. We appreciate that there may be other encroachment holders who get good value out of flat fees, but we do not. Doubling the cost of our car park from \$229 in one year to \$458 seems excessive and not targeted fairly. It is much higher than other cities for a piece of very marginal land that would otherwise make you no income at all. The land in question outside our house at 46 Mana St, could otherwise not be utilised by the council or public due the nature of the street. Additionally - we have had a leak which is affecting the shared carport we have with our neighbour which we have made numerous complaints about (for over a year) and it is STILL not fixed - it is muddy and slippery. We are really unimpressed with the council in this area. Why not have a flat rate for parking that is comparable to other NZ cities that is of a more reasonable cost for residents?</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 204

**Login:** Admin

**Responded At:** Apr 27, 2022 14:40:09 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Sonya Jaros
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- Would prefer to see the whole concept of social housing reframed as affordable rentals for low income earners. I grew up in social housing. I appreciated my flat when offered five years ago but it now depresses me to think I will be stuck in this standard of living for the rest of my life. Design of [REDACTED] is shocking for privacy.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**
- not answered

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Neutral don't know
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Neutral don't know
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Neutral don't know
Q18. Additional funding for a full upgrade to Khandallah summer pool	Neutral don't know
Q19. Removal of all library charges to remove barriers to accessing council libraries	Neutral don't know
Q20. Overall, do you support the proposed budget?	Neutral

Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

Mostly over my head in ability to understand but as a sickness beneficiary I'd rather pay full fares on buses and pools, or other services if it helps growth for a healthier future. Maybe even GP subsidies. A natural practitioner would cost me \$80 - \$120 and the GP \$20. I know many people would stop using and if it was regular I would too but \$20 is too low. I'm dependent on healthcare and need to support that too. At least \$45 - \$50.

Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



**Respondent No:** 205

**Login:** Admin

**Responded At:** Apr 27, 2022 14:41:50 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Vongellie Evangelds Moisa
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Also selected Option B: Leasehold CHP with broad responsibilities
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[Redacted]



**Respondent No:** 206

**Login:** Admin

**Responded At:** Apr 27, 2022 14:43:02 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Anonymous
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	
	Please remove anti social tenants from wcc flats. Drug dealing, violence, drinking - not safe
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	
	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



**Respondent No:** 207

**Login:** Admin

**Responded At:** Apr 27, 2022 14:46:25 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Katherine Nicholson
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>WCC should not be the second biggest housing corp. We need to sell up and keep only a small few and use funds for core services ie water, pipes, infrastructure, not arts.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	No residual waste facility in Wellington City

**Q13. Are there comments you would like to make about the landfill options?**

What country has massive landfills in their capital city so close to the CBD. We need to start investing in new tech but get the waste removed from inner city especially as we are polluting our ocean and waterways. Moving the current waste to an existing other landfill isn't great but we not be having big trucks going through inner city, dumping more waste on top of existing waste and doing nothing to prevent more pollution. Just because its always been done doesnt mean we should continue.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** Support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** Don't know

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Money spent on core services not arts

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

██  
██  
██  
██



**Respondent No:** 208

**Login:** Admin

**Responded At:** Apr 27, 2022 14:49:16 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Paul Hambleton
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Any option that leads to a stand alone organisation is a step to privatisation and the wholesale eviction of tenants - not an option but a fact. Look at UK examples of which these proposals are a copy - lean hard on the housing minister RE:- subsidy the current situation looks like collusion to ensure privatisation!</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Neutral don't know
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Neutral don't know
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Do not support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	Neutral
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
not answered	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 209

**Login:** Registered

**Responded At:** Apr 27, 2022 14:57:45 pm

**Last Seen:** Apr 27, 2022 02:51:07 am

- Q1. **Full name:** jennifer victoria jamieson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Re encroachment fee increases. You plan to increase encroachment licence fees to put them more in line with the value of the land being leased. Your argument appear to be that if I use your land, I should pay a similar portion of rates as an encroachment fee as if I owned the land, noting all land has gone up in value. However, I argue that I can never get the capital growth of that land as its owned by the council and I do not have ownership in perpetuity. Further, any value of fees should account for the temporary use of the land and its utility - which across Island Bay is often for parking of vehicles which could otherwise be done for free on the road, which would then have the unintended consequence of adding to road congestion. In addition, it isn't clear what benefit there is to the increased fee for the particular encroachment. No one has been out to check it is safe, and it is not impacting on vehicle movements or pedestrians. So my current assumption is that it is all just administrative costs i.e. paperwork, which doesn't seem justification for a doubling in charges as wages etc haven't doubled correspondingly. The fee should only be set such as congruent with inspections and administration costs, not similar to rates.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 210

**Login:** Registered

**Responded At:** Apr 27, 2022 15:11:36 pm

**Last Seen:** Apr 27, 2022 02:54:42 am

- Q1. **Full name:** Greg Davies
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I am writing a submission in response to the proposed changes to the rental fees for road encroachment I am surprised by the amount (100%) of the proposed increase and feel it is too higher increase all at once. Given: • The land is only of use to us, and we maintain it. In fact it is more road reserve than encroachment – no other person would ever want to use it. • We have beautified it considerably • The increase is way higher than the rate of inflation • The onerous existing rates we pay – and the proposed increase to those also. • We are a one income household. I agree that an increase is warranted, but feel that one in the region of 10-20% is fair – or perhaps the 100% increase could be phased in at 10% each year over 10 years? Further, the council also owns the road reserve next to us, which is a vacant site. It has not had any maintenance performed on it in the 3.5 years we have lived here. It is a wilderness rife with wild blackberry and other pests. On our side we have maintained our (council owned) piece, planting it in natives and removing the blackberry – with no council assistance. I hope you will consider this submission. I would also appreciate advice as to whether it is worth changing the classification of ours to Road RESERVE rather than encroachment, given no one else uses it other than us and it doesn't interfere with traffic or the road in any way. Thanks for considering my submission. Greg Davies gregglesdavies@hotmail.com

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 211

**Login:** Registered

**Responded At:** Apr 27, 2022 15:27:51 pm

**Last Seen:** Apr 27, 2022 02:51:45 am

Q1. <b>Full name:</b>	Elisa Yokoyama
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 212

**Login:** Registered

**Responded At:** Apr 27, 2022 17:02:35 pm

**Last Seen:** Apr 27, 2022 04:56:16 am

- Q1. **Full name:** Rory Matthews
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
no
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
no

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>At a time where a cost of living crisis is in the conscious of the public it seems deplorable that the council would propose a 100% increase to encroachment licence fees. While it can be appreciated that these costs have historically not increased it is beholden on the council to introduce a progressing annual increase. It is the fault only of the council that this has not been done historically and is insensitive to propose doubling fees in one year.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 213

**Login:** Registered

**Responded At:** Apr 27, 2022 17:11:44 pm

**Last Seen:** Apr 27, 2022 05:06:49 am

- Q1. **Full name:** Michael Harvey
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I don't feel the need to establish a Community Housing Provider. Social Housing is a central government issue and WCC should appoint Kainga Ora as manager. With regard to the properties, these could either be leased or sold to Kainga Ora.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 214

**Login:** Registered

**Responded At:** Apr 27, 2022 18:49:34 pm

**Last Seen:** Apr 27, 2022 06:43:09 am

Q1. <b>Full name:</b>	Kath Read
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I have lived in properties owned/managed by a Community Housing provider in the past in other cities, and the standard of living declined rapidly after they were no longer Council properties. There was little interest in maintenance, ensuring safe living spaces and making sure that tenants that inhibited their neighbour's safety or peaceful living were dealt with. Council needs to take responsibility for public housing and keep that responsibility.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Around the world public library services are abolishing fees for multiple reasons. Firstly, it draws more use of the libraries and keeps patrons using them. Library patrons are far more likely to return overdue books in good condition, as embarrassment for fees often keeps them away from the library. The stock being returned to the collection far outweighs the small amount of revenue raised by overdue fees. I would also like to see Wellington City Council abolish fees for collections like DVD's, magazines, CD's, audibooks etc to make the entire library collection equitable to all patrons and people of Wellington.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 215

**Login:** Registered

**Responded At:** Apr 27, 2022 19:04:29 pm

**Last Seen:** Apr 27, 2022 06:20:24 am

- Q1. **Full name:** Helen Troke-Thomas
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	<p>Proposed changes to Encroachment Fees - Proposed doubling of costs is significant for us as a household and if this is accepted we will need to look to making changes to the land (removal of wall and vegetation) to remove the need for an encroachment license. With costs increasing across all aspects of costs of living (mortgage/ council rates/ petrol/ food etc.) this is a cost we would need to look to remove as many of the other increasing costs are fixed. - As a home owner currently paying around \$1200 an year in encroachment fees, the doubling of this is significant, and it is a significant concern - particularly as this is a large sum of additional money that he will need to somehow find in the next 4 months if the proposal goes ahead. The consultation document does not indicate any approach to offering a payment scheme to enable gradual repayment (for example monthly or quarterly) which is disappointing given the sums may be significant for some. - We recognize that there is a benefit to being able to access the land covered by our encroachment, but reading that the fee structure has been unchanged since 2011 and therefore needs to double next year is frustrating. Gradual changes in fees would be far more manageable and something people could plan for. A doubling of fees seems to be placing a significant burden on a relatively small number of residents at a time when we are already facing a range of financial pressures. - We note this is an interim plan and the longer term plans present even more uncertainty and potential for significant increases in future fees. This again leads us to think that removing the need for an encroachment license is going to be necessary.</p>
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 216

**Login:** Registered

**Responded At:** Apr 27, 2022 19:45:33 pm

**Last Seen:** Apr 27, 2022 06:50:42 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	<input type="checkbox"/> I am a Wellington City Council ratepayer <input type="checkbox"/> I live in Wellington <input type="checkbox"/> I work in Wellington <input type="checkbox"/> I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Company or limited partnership
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>A company or limited partnership can be set up with a constitution that reflects social housing objectives balanced with commercial ones, and can also reflect a trust deed, The partnership can/should be with an established CHP/NGO, that is dedicated to and familiar with working in that space, not a private sector developer. Concern about "selling" assets at a discount to market is a red herring - such assets will not have a real market value as they will always be social housing assets. Thinking of a loss in those terms suggest Council would actually contemplate selling the assets on the market. Transferring them at market value would severely disadvantage the new entity by loading it with debt for servicing, detracting from needed re-investment in social housing. Any other financial model sets the council and we ratepayers up for significant capital maintenance costs in the future. This should be the responsibility of the new entity to manage in the context of their overall housing portfolio. This model would more likely be able to attract central government funding and support, which is where the ultimate responsibility lies.</p>

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

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Q13. **Are there comments you would like to make about the landfill options?**

The piggyback option should be treated as an interim solution. The Council should continue investigating alternative more eco-friendly and cost-effective solutions, and be more prepared when next time the issue rolls around rather than bleating now that they might not have enough time to get consents in place. Tech change is apace, and this global space should be closely monitored for more sustainable solutions. We should NOT be exporting our problem - you don't even appear to have identified whether there is another local authority willing to take on the burden of our waste or at what cost.

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Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

---

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

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Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Re Q16 A 100% increase in encroachment fees is monstrous & grossly unreasonable. Council has already pursued a policy of increasing these at a greater rate than general rates or inflation. They should be increased at the same rate as for general rate increases. In many cases an "economic" return is inappropriate. The area of land can never be utilised for roading as neighbours have obviously purchased their areas and built up to the current roadside. Council does nothing to maintain these areas in many cases - certainly in ours - it is left to the home owner to maintain/manage. Re 13 - a bit obvious that the timing needs to be adjusted - better yet, reconsider the need to continue with the projects, or scale them back. Re Q15 - this is not Council's business. These principles are/should be encompassed within Building Reg's &/or consent processes. Re Q18 - What research supports the idea that library fees are a primary barrier to accessing library services? They are increasingly irrelevant. Re Q19 - An average rates increase of 8.9% is exorbitant and irresponsible, especially in this current environment when inflation is the highest for decades, and home owners & occupiers face increased costs through interest rates & rents rising - and it's even higher than already high inflation.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

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not answered



**Respondent No:** 217

**Login:** Registered

**Responded At:** Apr 27, 2022 20:53:10 pm

**Last Seen:** Apr 27, 2022 08:50:33 am

- Q1. **Full name:** Finlay Hamilton-Nolan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I live in Wellington  
I work in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 218

**Login:** Registered

**Responded At:** Apr 27, 2022 22:15:21 pm

**Last Seen:** Apr 27, 2022 09:43:42 am

Q1. <b>Full name:</b>	Vicki Bealing
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Not all enroachments are the same and it seems unfair some people get enjoyment of say a garage on their encroachment and others it's a strip of land they don't use yet have to still pay potentially double the current cost.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 219

**Login:** Registered

**Responded At:** Apr 28, 2022 05:55:39 am

**Last Seen:** Apr 27, 2022 17:34:35 pm

- Q1. **Full name:** Jane Scott
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I have been notified about the suggested change of encroachment fees by WCC as this affects me and my family in Hataitai. I oppose this increase in the form of a blanket increase as this is just another way families budgets are squeezed. We currently pay \$250 per year in encroachment fees as the most of the path down to our house is council land and there is a garage on it. This council owned land that is maintained by us and in fact needs extensive maintenance as the path is steep and slippery and the trees and banks need a lot of ongoing maintenance. We don't get any financial assistance to maintain this area but are charged for having a garage on it. There is no doubt many different instances of encroachments around Wellington and I suggest there are different bands in place to differentiate between purpose of use, total amount of land being encroached, residential or urban etc etc. I think it is unfair to lump small residential properties in with business use and other much larger uses of council land and charge all parties accordingly.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 220

**Login:** Registered

**Responded At:** Apr 28, 2022 08:01:34 am

**Last Seen:** Apr 27, 2022 19:56:30 pm

Q1. <b>Full name:</b>	Ewan Gestro
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	No residual waste facility in Wellington City
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Removing a significant volume of heavy traffic from Brooklyn, and streets including the motorway to access Brooklyn would have a massive positive impact on amenity, reduction in emissions and continue to support the council's position to remove vehicles from Wellington and encourage more active forms of transport.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 221

**Login:** Admin

**Responded At:** Apr 28, 2022 09:45:50 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Chitra Mittae
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 222

**Login:** Admin

**Responded At:** Apr 28, 2022 11:37:36 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Dan Vadium Borshevsky
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Selected Option A: Asset-owning CHP with broad responsibilities and Community Trust for the follow up questions
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 223

**Login:** Admin

**Responded At:** Apr 28, 2022 11:39:09 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Aurora Guzman Butler
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 224

**Login:** Admin

**Responded At:** Apr 28, 2022 11:46:45 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Michael Lamacchia
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 225

**Login:** Admin

**Responded At:** Apr 28, 2022 11:52:03 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Roger Webster
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



**Respondent No:** 226

**Login:** Admin

**Responded At:** Apr 28, 2022 11:53:15 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Bryn Lloyd Hanning
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 227

**Login:** Admin

**Responded At:** Apr 28, 2022 11:56:54 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** William James Kennedy
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 228

**Login:** Admin

**Responded At:** Apr 28, 2022 12:03:00 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Leila Alison Claypoole
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[Redacted]



**Respondent No:** 229

**Login:** Registered

**Responded At:** Apr 28, 2022 12:07:28 pm

**Last Seen:** Apr 27, 2022 23:37:09 pm

- Q1. **Full name:** Geoff Leech
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Need to minimise financial risk to ratepayers. Social housing is really a Government responsibility, not a Local Body responsibility.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Tipping fees should fully recover reasonable capital and operating costs. They should not include higher fees to discourage use of the landfill because this just encourages even more illegal dumping.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 230

**Login:** Admin

**Responded At:** Apr 28, 2022 12:11:21 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Chit Gyi
Q2. <b>Phone number:</b>	[REDACTED]
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

---

Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



**Respondent No:** 231

**Login:** Admin

**Responded At:** Apr 28, 2022 12:15:03 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Carolyn Scott
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Selected Community Trust
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 232

**Login:** Admin

**Responded At:** Apr 28, 2022 12:16:46 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Anon
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Selected Option C and Company or Limited Partnership
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 233

**Login:** Admin

**Responded At:** Apr 28, 2022 12:17:23 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. **Full name:** not answered

Q2. **Phone number:** not answered

Q3. **Are you making this submission as an individual or on behalf of an organisation?** not answered

Q4. **Please name your organisation** not answered

Q5. **Are you a City Housing tenant?** not answered

Q6. **What is your connection to Wellington? (tick all that apply)** not answered

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Council charge too much for rent, too money hungry

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



**Respondent No:** 234

**Login:** Admin

**Responded At:** Apr 28, 2022 12:18:56 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Dennis Mann
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 235

**Login:** Admin

**Responded At:** Apr 28, 2022 12:20:32 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Brian C Bennett
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Community sounds well rounded idea
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Landfill is in a good location and piggy back, would be most and cheapest idea
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
<p>Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p>You can only do so much at this time, so make it count PS thanks for being able to have a say - cheers Brian</p>	
<p>Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b></p>	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>



**Respondent No:** 236

**Login:** Admin

**Responded At:** Apr 28, 2022 12:21:36 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Levent Kavas
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** not answered
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 237

**Login:** Admin

**Responded At:** Apr 28, 2022 12:23:57 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Adam Awad
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>The community trust has to employ the ethnic communities who are highly educated who speak ethnic languages</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>How long the piggyback option will leased to the council? Southern communities had enough the existing and the other options, so council shouldn't keep these landfills in southern wellington.</p>
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 238

**Login:** Registered

**Responded At:** Apr 28, 2022 12:25:28 pm

**Last Seen:** Apr 28, 2022 00:21:02 am

- Q1. **Full name:** Andrew Doyle
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
No
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 239

**Login:** Admin

**Responded At:** Apr 28, 2022 12:25:50 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Denys Bruce
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I only wish to make a submission on the WCC's encroachment policy - I have attached a document setting out my concerns with this policy

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

## Comments on the Council's Proposed Changes to its Encroachments Policy

**From:** Denys Bruce

**Date:** 26 April 2022

I do not agree with your proposal, and I believe the WCC is losing sight of what its primary objectives are as a city council.

You say in your letter dated 7 April 2022 that the WCC's objective in respect of encroachments is to make an economic return from council owned land where appropriate.

This implies that the council is acting in the capacity of a property investor, that seeks to optimise its return on its investments. Where encroachments are contracted between private parties, such an objective may well be appropriate.

However, the WCC is not a private property investor, and indeed the land the council owns is effectively only held by it on behalf of the Wellington community. Rather, the council's role is simply to provide infrastructure services to its community, and so any fees paid by the community to the WCC should only relate to the provision of those services.

In this regard, the land held by the WCC that is subject to an encroachment is actually only held by it in abeyance, pending some potential use that relates to the future provision of infrastructure services, but for which no services are currently provided.

Given that the WCC does not provide any current infrastructure services directly in respect of an encroachment, there is very little, if any justification for charging fees in respect of those encroachments.

You also justify your approach on the basis that charging higher encroachment fees will reduce the burden of future increases in general rates. Since general rates do relate to infrastructure services provided by the council, effectively what you are proposing is that fees for non-serviced property should be used to reduce the rates for serviced property - and that creates a gross and unjustifiable distortion in the rating process.

I believe the council should start acting in a fair and reasonable manner towards its ratepayers, and this proposal simply does not meet those criteria.



**Respondent No:** 240

**Login:** Registered

**Responded At:** Apr 28, 2022 12:30:41 pm

**Last Seen:** Apr 28, 2022 00:26:18 am

- Q1. **Full name:** Paul Mansfield
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 241

**Login:** Admin

**Responded At:** Apr 28, 2022 12:43:19 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Peggy CG Teoh
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 242

**Login:** Admin

**Responded At:** Apr 28, 2022 12:46:34 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Janet Rosalind Francis
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Selected Option A and don't know for subsequent questions Comment: Please ensure this is sustainable. Please keep staff who are good at their jobs.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>More recycling Green waste pickup Composting Look at what they do in Perth WA</p>
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
<p data-bbox="148 907 1396 985"><b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 1008 1436 1086">I do not agree with three waters its a scam. It works well at the moment. Please consult with maori - so dont just have lip service 2 point 6 Leave the speed on cobham drive at 70km. That would save money on advertising</p>	
<p data-bbox="148 1120 734 1243"><b>Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b></p>	<div data-bbox="750 1120 1436 1276" style="background-color: black; width: 100%; height: 100%;"></div>



**Respondent No:** 243

**Login:** Admin

**Responded At:** Apr 28, 2022 12:47:43 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Susan Elizabeth Steven
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 244

**Login:** Registered

**Responded At:** Apr 28, 2022 14:22:25 pm

**Last Seen:** May 02, 2022 01:58:57 am

Q1. <b>Full name:</b>	not answered
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 245

**Login:** Registered

**Responded At:** Apr 28, 2022 14:39:34 pm

**Last Seen:** Apr 28, 2022 02:36:59 am

Q1. <b>Full name:</b>	Finlay Sherlock Ludlow
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 246

**Login:** Registered

**Responded At:** Apr 28, 2022 15:19:27 pm

**Last Seen:** Apr 28, 2022 03:13:59 am

- Q1. **Full name:** Jennifer Loughnan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Please do not increase encroachments in a pandemic when many people have lost their jobs and the prices for rent and food are sky-high. Please find more creative ways to generate revenue.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 247

**Login:** Registered

**Responded At:** Apr 28, 2022 15:23:26 pm

**Last Seen:** Apr 28, 2022 02:55:42 am

- Q1. **Full name:** Andrew Mackay
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Regarding the proposed changes to annual rental fees for road encroachment, I submit my concern and opposition to extreme fee increase (100%) and ongoing fee increases based on adjacent property valuations. I see two main reasons why this approach is wrong. 1. Road encroachment for off-street parking should be encouraged. In Wellington hill suburbs provision for off-street parking should be encouraged by WCC not discouraged in this way. With this policy we will see; • More constrained road access to public buses and service vehicles like rubbish and recycling trucks • More constraints to emergency service response like fire and ambulance • Discouragement of large scale conversion to electric vehicles to help with the city's climate response, as this requires private charging facilities (garaging/carports with power). 2. Linking encroachment fee to adjacent private land valuation is not a valid approach and double taxation: • The road reserve land has no opportunity cost to the council. It cannot be used for any other purpose, so comparing to private free hold land value is wrong. • The less road reserve the council needs to maintain the lower it's costs of road-side land care. • The increase in fee has no relation to household cash flow for the renter. This just becomes another overhead tax not related to any increase in consumption of council services, which rates already covers. Therefore, my recommendation is that to encourage more off-street parking encroachment fee waivers for a period of time are proposed. After that on-going fee adjustments are based on an economic measure like CPI and not adjunct land values. Yours sincerely, Andrew Mackay [REDACTED]

[REDACTED]

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered



**Respondent No:** 248

**Login:** Registered

**Responded At:** Apr 28, 2022 16:28:49 pm

**Last Seen:** Apr 28, 2022 04:14:33 am

- Q1. **Full name:** Ellen Joanne Lentfer
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I pay an annual encroachment licence fee. The Council wants to increase the fees by 100% to reflect the value of the land. This massive increase does NOT recognise that the licence holder has done considerable work to keep the Council land in tidy condition which contributes to the value and aesthetics of the area. When I first moved here, the land for which I pay the licence was overgrown, needed Council workers to mow regularly to reduce the fire hazard and was a dumping ground for locals too lazy to take their refuse to the kerbside or to the landfill. It is now a very neat and tidy area which includes two car parking spaces, thus taking two vehicles off the street and trades vehicles when they are working at my property. Please show some objectivity and respect for licence holders who support and assist the Council to maintain its land effectively and not apply a blanket across-the-board increase.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 249

**Login:** Registered

**Responded At:** Apr 28, 2022 17:24:26 pm

**Last Seen:** Apr 28, 2022 05:12:23 am

- Q1. **Full name:** Dave Cahill
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 250

**Login:** Registered

**Responded At:** Apr 28, 2022 18:06:01 pm

**Last Seen:** Apr 28, 2022 05:55:28 am

Q1. <b>Full name:</b>	Anthony Cairns
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	<input type="checkbox"/> I am a Wellington City Council ratepayer <input type="checkbox"/> I live in Wellington <input type="checkbox"/> I work in Wellington <input type="checkbox"/> I own a business in Wellington <input type="checkbox"/> I study in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I would like the WCC to increase housing supply in wellington, to house the homeless and to charge cheaper rents for poorer people - and charge business and residents more for the cost - i want to retain public ownership of the houses but build lots more</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

If incineration increases green houses gases then don't do it. Try and vent the waste gases and capture them or reduce their emissions

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** Do not support

---

**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

---

**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

---

**Q20. Overall, do you support the proposed budget?** I oppose the proposed budget

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I object to encroachment fee rises as you have done nothing to increase the value of encroachments and we have spent our time energy and money maintaining and upgrading it - i suspect that it is Maori land and should be returned to original owners - and that WCC should not double and more the fees charged on the land - you have neither improved nor maintained it and are gouging the citizens who need use and want it

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 251

**Login:** Registered

**Responded At:** Apr 28, 2022 19:17:19 pm

**Last Seen:** Apr 28, 2022 06:51:20 am

Q1. **Full name:** Jean Miya Goodhall

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?**

Individual

Q4. **Please name your organisation**

not answered

Q5. **Are you a City Housing tenant?**

No

Q6. **What is your connection to Wellington? (tick all that apply)**

I live in Wellington

I work in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?**

No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Retain Council's City Housing through increasing rates and borrowing

Q9. **If the Council did establish a Community Housing Provider, which option do you support?**

not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

Waste to energy incineration

Q13. **Are there comments you would like to make about the landfill options?**

For future proofing, I think it's time to invest in waste to energy incineration facilities. Once the piggy back land fill is fill-where to then? With the waste to energy incineration, it is a long term solution, with proper maintenance and offsetting of carbon/air pollution managed with concentrated tree planting efforts for a basic example.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 252

**Login:** Admin

**Responded At:** Apr 29, 2022 09:29:54 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Anonymous
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Selected Community Trust for their answer to second follow up question
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 253

**Login:** Registered

**Responded At:** Apr 29, 2022 09:32:01 am

**Last Seen:** Apr 28, 2022 21:18:04 pm

- Q1. **Full name:** Amy Whiterod
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The Council should introduce any increases to encroachment fees at a more gradual rate. It is not our fault previous councils did not review the fees for over ten years, and the decision to increase the airspace fee by 100% all at once is excessive, especially at this time. It is not as if the council have done anything specific to warrant the airspace being more expensive in the past 10 years, and the amount of noise from building sites and roadworks (especially between 1am-5am) in the inner city that I experience from my balcony makes the idea of paying more for this even more annoying. A balcony, covered in scaffolding, overlooking a noisy building site and noisy motorway isn't exactly a selling point for my property, so linking the fee increase to property values is misleading.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 254

**Login:** Admin

**Responded At:** Apr 29, 2022 09:32:49 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Jamie Michael Adams
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>No, there's not however I find a few of these questions hard or difficult to take in or fully understand what it actually means. Some of them or the questions are too complicated.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>Again some of the works &amp; terms here used in this context are very tricky to understand. A simpler format would be recommended so its easier to understand people.</p>

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Neutral don't know
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Do not support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Neutral don't know
Q18. Additional funding for a full upgrade to Khandallah summer pool	Support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	Neutral

Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

No further comments required or needed but this was a good form to do & does make sense. Some of the questions I didn't fully understand or comprehend but I did my best to answer all the questions on this particular form here or submission

Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)




**Respondent No:** 255

**Login:** Admin

**Responded At:** Apr 29, 2022 09:33:57 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Ms Nadia Rameka
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 256

**Login:** Registered

**Responded At:** Apr 29, 2022 09:34:18 am

**Last Seen:** Apr 28, 2022 21:23:07 pm

- Q1. **Full name:** Jedigirl
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Leave housing to central government
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I am a school librarian. I oppose the proposal to remove overdue fees on library books. You state your goal is: "improved accessibility to council libraries by removing the barrier that fines can present for some residents". Any "barriers to access" are self-inflicted. If you can bother to go to the library to get a book out, you can bother to return it on time or renew it. Returns slots are available 24/7, seven days a week. I do support removal of fines on children's items, since children may not be able to get to the library by themselves - they are reliant on the adults in their lives, who need to step up and take responsibility for their own actions. If a book is overdue then other people face a barrier to accessing that item, because somebody is too lazy to bring it back. It's not fair. Libraries are a fantastic community resources, but with the right to borrow comes the responsibility to bring the item back. Actions have consequences. At my school we have no overdue fees and no way to get books back from careless students. It's extremely frustrating - we either have to buy a new copy of a book or sometimes weed a whole series because a student hasn't brought their book back. The longer it is overdue, the less likely it is to come back. Meanwhile, we lose readers because they give up waiting for an overdue book to come back.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 257

**Login:** Admin

**Responded At:** Apr 29, 2022 09:34:48 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Donna Jack
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 258

**Login:** Admin

**Responded At:** Apr 29, 2022 09:36:29 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Anthony John Sutcliffe
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
<p data-bbox="148 918 1441 985">Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 1008 1441 1097">Prioritise infrastructure maintenance/repair/replace Put on hold any fancy cycleways. Complete work in progress and make it safe No more vanity projects</p>	
<p data-bbox="148 1131 734 1243">Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b></p>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 259

**Login:** Admin

**Responded At:** Apr 29, 2022 09:37:35 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. **Full name:** Mrs Sera Rangipango Kaka Rameka

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual

Q4. **Please name your organisation** not answered

Q5. **Are you a City Housing tenant?** Yes

Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 260

**Login:** Admin

**Responded At:** Apr 29, 2022 09:38:32 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Mikhaeil Toma
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 261

**Login:** Admin

**Responded At:** Apr 29, 2022 09:39:55 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Lisa Jones
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington I study in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Make rent cheaper 15 years ago my rent was \$175. Now my rent is \$331
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 262

**Login:** Admin

**Responded At:** Apr 29, 2022 09:41:01 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Rosemarie Ann Hopkinson
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 263

**Login:** Registered

**Responded At:** Apr 29, 2022 10:11:01 am

**Last Seen:** Apr 28, 2022 21:43:11 pm

- Q1. **Full name:** Steve Haultain
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
This seems a no-brainer. Access to the subsidies as other CHPs are entitled seems like prudent move to secure more funding and support ratepayers from the burden
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	<p>Encroachments. 1. Many of these encroachments have been in place for significant periods of time. They have been cared for on behalf of ratepayers by private citizens. This land is not otherwise in use by ratepayers. 2. The current encroachment areas are based on high level aerial imagery that is not accurate. When many encroachment boundaries these were initially assessed there were no encroachment fees. Accuracy of the boundaries was not deemed too important as the financial implications were zero to minimal compared with the effort to ensure accuracy. The proposed increases requires these encroachment area boundaries to be reassessed as there could be significant under or over estimation of encroachment areas. At the bare minimum this should be re-measured using recent higher definition imagery and site visits to confirm that the general encroachment area boundaries are accurate. 3. Fees should take into consideration the savings to ratepayers that encroachment license holders make as the council does not need to maintain and look after areas with such licenses. The counterfactual is that encroachment areas would be a cost burden for ratepayers to look after and maintain if they were not in place. A discount to the license holder for the expense and effort in looking after the encroachment should be part of the fee. Consideration should be made that some current license holders may abandon their encroachments with such a significant increase in fees. 4. The encroachment license holder is obliged to look after and maintain the encroached land. They look after this, in most cases, far better than the council would. The average road reserve is not in great condition. The counterfactual is that increases in encroachment fees results in existing license holders withdrawing their license and that land now returns to the council to maintain. This could have a significant cost implication on ratepayers that is contrary to the aim of the fee increase. 5. Wellington's typography, and road reserve layouts have contributed to many of the existing encroachments arising due to common sense. Safety of the public and general amenity value of encroachments being in place need to be considered in the proposal particularly should license holders elect to remove structures and fences (to avoid the fees) which could be counterproductive to safety and the character of Wellington's streets - particularly with respect to pre-1930s stone walls etc. where they are currently encroachments. Their removal would be detrimental.</p>
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 264

**Login:** Admin

**Responded At:** Apr 29, 2022 10:35:12 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Etisapi Daniells Silva
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



**Respondent No:** 265

**Login:** Admin

**Responded At:** Apr 29, 2022 10:36:10 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Kurt Madsen
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Selected Community Trust for the follow up question
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

██  
██  
██  
██



**Respondent No:** 266

**Login:** Admin

**Responded At:** Apr 29, 2022 10:37:02 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Wesley Bedford
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Concern if CHP owns assets and CHP folds the assets will be sold to cover debt
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[Redacted]



**Respondent No:** 267

**Login:** Admin

**Responded At:** Apr 29, 2022 11:06:47 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Debbie Fort
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- MSD has stated that if the Wellington City Council becomes a Community Housing Provider some existing tenants such as those on the SLP benefit and pension may qualify for the IRRS as long as they meet the other criteria as per a 91 day exemption
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**
- not answered

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Neutral don't know
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Do not support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Neutral don't know
Q18. Additional funding for a full upgrade to Khandallah summer pool	Support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	I support the proposed budget
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?  not answered	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 268

**Login:** Registered

**Responded At:** Apr 29, 2022 11:44:04 am

**Last Seen:** Apr 26, 2022 05:19:13 am

- Q1. **Full name:** John Lindsay Gray
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I wish to make a submission regarding the proposed increased encroachment fees. My submission relates purely to airspace encroachment fees and in particular balconies on high rise building in the central city. Firstly, the logic that encroachment fees should be increased in line with the property value increases of the past few years is faulty. It must be acknowledged that apartments with balconies have been valued taking into account the value of the apartment with the added attraction of a balcony. It is clear therefore the existing WCC rates already include a rates element for the balcony. Having canvassed a number of real estate professionals this added attraction adds between 5 and 10 percent to the value of the apartment. Therefore the proposal to double the airspace encroachment fee is in effect taxing those apartment with owners of apartments twice. Secondly, the proposal to increase encroachment fees consistently mentions a "return on assets". While this may be appropriate for road encroachments where the encroachment could possibly be used by the WCC to generate added income this is not the case for airspace encroachments. The airspace occupied by balconies could not under any circumstances be considered an asset that is capable of generating income other than by taxing the owners. In summary, I believe there is no justifiable logic in charging airspace encroachment fees let alone doubling the existing fee</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 269

**Login:** Admin

**Responded At:** Apr 29, 2022 12:26:04 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Fred Albert
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  raise rates if it is needed.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 270

**Login:** Admin

**Responded At:** Apr 29, 2022 12:27:02 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Tracey Turner
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I have a question on encroachment fees. The letter I received and the annual plan document suggest that fees are set at \$13.33/m<sup>2</sup>. Your websites suggests however they are currently \$15.33/m<sup>2</sup>. <https://wellington.govt.nz/property-rates-and-building/encroachments/encroachment-fees> Which is correct? My latest bill does not state what the fee rate is. It simply provides a dollar amount to be paid. In any case the proposal seems to be for a 100% increase if the \$13.33 figure is correct, which doesn't seem fair for ratepayers since they will presumably need to absorb a rate increase too. Recognising the council needs to review how it generates income, this proposed increase could cause financial difficulty for some, especially in the current climate where people are struggling as a result of the impacts of covid. I believe therefore it would be fairer to implement the increase over a longer period of time, for example over 2 or even 3 years.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 271

**Login:** Admin

**Responded At:** Apr 29, 2022 12:28:44 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Wayne Stevens
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>sell the housing (prefer at market rates to govt) then put the \$ into fixing the water infrastructure or roading (address the congestion) . Housing isn't core business for the council . Most councils have got out of being a housing provider. It should not be subsidised by ratepayers. A secondary option would be the community housing provide option but not subsidised by ratepayers. Ratepayers are hurting and extremely frustrated at the levels of rate increase and council performance at present. Not treat ratepayers as a cash cow</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)

Q13. Are there comments you would like to make about the landfill options?

Have to be realistic. You can't ignore the fact waste will happen. The solution needs to be affordable - no waste is not realistic.

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Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints Support

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Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings. Support

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Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington. Do not support

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Q17. Increasing encroachment licence fees to better reflect their value Support

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Q18. Additional funding for a full upgrade to Khandallah summer pool Support

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Q19. Removal of all library charges to remove barriers to accessing council libraries Neutral don't know

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Q20. Overall, do you support the proposed budget? I oppose the proposed budget

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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

Rate increases are far too high. I like cycleways (and I'm a cyclist who has broken an arm and a leg cycling in Wellington in separate incidents) but fix core infrastructure first

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Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23) not answered

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**Respondent No:** 272

**Login:** Admin

**Responded At:** Apr 29, 2022 12:30:03 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Jez Weston
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The decades of underinvestment need to be addressed which means the Council needs more income. Increasing encroachment fees is a reasonable component of that increase.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 273

**Login:** Admin

**Responded At:** Apr 29, 2022 12:31:23 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** David Cook
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Council should not continue to hold the assets as there is a risk it will still carry the liabilities of upgrades. It should remove itself completely from ownership of social housing and fully transfer to a CHP to access IRRS - this will result in better outcomes for our most vulnerable.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Focus on three waters and infrastructure and defer funding for cycleways.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 274

**Login:** Admin

**Responded At:** Apr 29, 2022 12:32:14 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Lachlan Patterson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 275

**Login:** Admin

**Responded At:** Apr 29, 2022 12:33:50 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Tobias Newton
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>It makes sense for these assets and housing services to be funded by central government subsidies rather than on the councils balance sheet. It seems like it could be a significant liability for WCC to retain the assets. As long as the CHP can deliver a quality service for city housing tenants a transfer to a new entity which can access extra central govt funding makes sense. Most councils are moving to this model, which is more sustainable than using ratepayer funds and increasing rates.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)

Q13. Are there comments you would like to make about the landfill options?

not answered

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Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints Support

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Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings. Support

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Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington. Do not support

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Q17. Increasing encroachment licence fees to better reflect their value Do not support

---

Q18. Additional funding for a full upgrade to Khandallah summer pool Do not support

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Q19. Removal of all library charges to remove barriers to accessing council libraries Do not support

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Q20. Overall, do you support the proposed budget? Neutral

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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

We need to prioritise our broken water infrastructure rather than building cycle ways.

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Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23) not answered

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**Respondent No:** 276

**Login:** Admin

**Responded At:** Apr 29, 2022 12:35:20 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Brandon Wright
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
It is absolutely ridiculous to even propose raising rates to retain City Housing. I am a first home buyer who can just barely get by, so this is an entirely unjustifiable reason to increase rates.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
Landfills are unsustainable long-term waste management options. If there was going to be a rate increase, I would greatly prefer the money go towards increasing the sustainability of the WCC's waste management practices.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The proposal to increase encroachment license fees is inappropriately timed given the current falling house prices. My proposal would be to table this matter for ~5 years for the housing market to appropriately stabilize before demanding even more money from the rate-payers.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 277

**Login:** Admin

**Responded At:** Apr 29, 2022 12:36:22 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Patricia Gibbs
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 278

**Login:** Admin

**Responded At:** Apr 29, 2022 12:37:22 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Peter Kemp
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Increasing encroachment fees beyond CPI levels will be counterproductive and unfair. At present communities benefit from reduced street parking due to the encroachment arrangements, especially on Wellingtons narrow, twisting streets. To penalise rate payers for providing benefit will likely see many discontinue the arrangement. There is no connection between resident's ability to pay increased fees and land value; clearly land value has risen dramatically above the labour rate index. If resident's mortgages had risen in line with property values, they would no doubt have been repossessed by now. Encroachment fees should not be connected with land value when the resident has no resulting ownership of the land. In our case, and that of others, our property is not physically connected to the encroachment land, it is approx 50m away; the benefit is solely off street parking.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 279

**Login:** Admin

**Responded At:** Apr 29, 2022 12:49:38 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Andrew Bartlett
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- This all seems like a pile of financial engineering to work around the crown's unwillingness to provide the income related rent subsidy to councils, but still requires a crown to sign off in any case! I'm disturbed that so much time, fuss and cost needs to be spent rearranging the assets here to get to the same spot
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**
- not answered



# Submission on Encroachments.

We recognise the councils' challenging financial position and the benefits we get from our encroachment but we OPPOSE the recommended proposal in the Annual Plan to double the charge, and then potentially again increase the fee for encroachments. We instead suggest option 1 until the issues raised below, particularly around payment, tenure and predictability of fees are addressed.

## Unreasonable fee changes

Firstly, on any principle of reasonableness the doubling in a single year of a non-negotiable fee is unreasonable. No matter the arguments regarding how to set a fair fee for encroachments, it is not reasonable on the licence holder to simply double the fee for the same service in a single year, with little more than 3 months notice (in my case).

Secondly, we oppose longer term target of a 280% increase on existing encroachment licences. Our licence fee could grow from around \$300 to around \$600 and then over \$1000 under this proposal.

Encroachment licences are not, as the proposal suggests, simply equivalent to land rent for which a fee similar to an annual lease is reasonable. For one, leasehold land is either paid upfront or on long duration contracts, with clear terms for determining the future payments. As this proposal indicates, an encroachment has no such security of tenure, council can not renew, terminate with a month's notice or increase the fees at will. If fees are to be increased then there should be a corresponding increase in security for the licence holder, with a long-term agreement providing for predictable fees to be charged.

This security matters, not only to justify the continued maintenance that council rightly demands and the capital tied up in any building works, but also because other council priorities such as climate change encourage further expensive works. We have personally spent over \$10,000 recently to re-clad our previously asbestos garage – a health and safety improvement for myself and the public given the poor state it was in at the time of our property purchase, and have investigated bringing on power for EV charging. All indications are that this could cost in the order of a further \$30,000.

I mention these figures to highlight that the resident costs, even after a historical build on these poor-security encroachment licence is not trivial.

Finally, once erected an encroachment is not trivial to remove – given demolition costs, or in our case a shared structure with a neighbour - so the resident is bound to pay whatever the council asks. We are concerned that once this fee becomes non-nominal, it will become a favourite cash-cow of the council any time budgets fall short.

Existing encroachments, at least until the next sale should be grandfathered in, as it was not possible to envisage this kind of cost escalation at the time one became a licence-holder.

## **Increasing fees without providing a payment plan is not reasonable.**

Council proposes that fees could increase, in the later years, to in our case around \$1000 if we understand the calculations correctly. Even at the current fees of just under \$300 for our garage are a significant outgoing in a single month, but if it is to increase then encroachment fees should be added to the rates invoice and deducted under direct debit or paid quarterly as part of that process, avoiding a big hit once per year.

## **The purchase option is too expensive, opaque and often infeasible.**

The current option given to a licence-holder who finds the terms problematic is to apply to the council for road stopping. However here that council strongly discourages, with warnings that fees start before even knowing if an approach would be accepted, and that council-side costs (as vendor) are added to the value of the land.

This needs to be simplified, with a clear price made available to licence holders including, not excluding, the councils costs as vendor, the process simplified and an option needs to be made available for 'remote' encroachments like my own, where boundary adjustment is not possible.

These things should be done before the increase in encroachment fees is made.

## **Encroachments provide public benefits not clearly noted – EV charging, e-bike storage and off-carriageway parking.**

The consultation document suggests that the fees be discounted 50% against the 'fair value' of the land, in recognition of the public benefits of an encroachment, however I don't think council officers have fully considered the counter-factual – what would happen in Wellington if we didn't have or encourage encroachments.

An off-street encroachment is an ideal location for a EV charging point – otherwise council would need to provide more of these on-street at greater cost (as they need to be more commercial equipment and on an independent connection).

Off-street parking makes it safer to travel on Wellington's narrow and windy streets, avoiding the too often need to cross the centreline in a car, or travel in the door zone on a bike. If there was no encroachments then 'pressure for parking from residents' that is weighed up against the regular requests for more 'no stopping' lines would be harder to resist.

Off-street parking provision, even if unused, helps build cycle infrastructure. The fact that most dwellings on a route, even one as hilly as Evans Bay Parade, have off-street parking has already been used as an argument as to why it is reasonable to remove significant amounts of parking. If no resident parking was available via encroachments then it becomes harder to build cycle lanes as residents have 'no other option'.

Finally, even beyond car storage, and talking about our preferred mode of transport, a garage need not just be for a car: Wellington hills don't make it fun to take bikes up the last few vertical meters and we noted the difficulty in particular for those who are enjoying the heavier e-bikes. Council environmental goals should support the easy access and storage of bikes at road level.

These broader public benefits should be weighed up well against the assumption that there are primarily private benefits to encroachments.

## **Other competing private benefits are not similarly charged**

Off-street parking is to be increasingly penalised under this policy, while the cosponsoring on-street parking is very often free. Council policies should encourage the removal of car parking from our streets, which should prioritize movement instead.

Thank you for your consideration of our submission,

Andrew and [REDACTED] Bartlett

# Southern Landfill Proposal

I SUPPORT the recommended proposal for a 'piggy back' landfill on the southern landfill.

## **Pyrolysis should not be council's first option**

I'm not convinced by the arguments for bulk pyrolysis of general waste as being a safe and beneficial process. I've seen similar projects proposed and fall over over many years (in Canberra for example, the recent West Coast proposal etc), and it is clear that given the timeframes and likely opposition in a city like Wellington it would should not be assumed that Wellington would have this in place in the time required.

Wellington should also retain a landfill option given how much was needed after recent earthquakes.

It also seems to me that the lower North Island will best support a single Pyrolysis plant, perhaps that being proposed in Fielding. If this captures some of our city or region's waste, it will extend the life of the landfill, which will still be needed for contaminated waste in any case, just slowing down the use. While connections are not ideal, Wellington and Fielding are well connected to the rail network if that was to be the case.

Finally, council should continue to work to reduce waste, as it has done with the sludge project and should ensure it does not have a financial incentive to increase it.

Andrew Bartlett



**Respondent No:** 280

**Login:** Admin

**Responded At:** Apr 29, 2022 13:29:58 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Sally Boyd
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
  
Qst 8 options b & c are the same. I would like the ownership & regulation of assets to be community & needs based. Not run by a private profit making group.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
  
We need wgtm wide green waste recycling bins & a better tip process that vets waste & recycles everything possible. ONLY THEN should anything be dumped. Also pop up days etc for metals, old computers & ewaste - or other creative options. We lag behind other countries in waste management-get the creatives onto it!

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 281

**Login:** Registered

**Responded At:** Apr 29, 2022 14:38:30 pm

**Last Seen:** Apr 29, 2022 02:31:20 am

- Q1. **Full name:** Russell Obee
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I have a balcony for which I am currently charged \$125 PA for using airspace. This fee is set to double, which I do not support. This fee does not actually reimburse the council for any cost. i.e. airspace does not cost the council anything to run. In addition my balcony is above the residents downstairs from me. in effect the council is double dipping. I am in favour of increasing fees for residents that occupy land. e.g. a car park of garage on council land</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 282

**Login:** Registered

**Responded At:** Apr 29, 2022 15:06:26 pm

**Last Seen:** Apr 29, 2022 02:19:14 am

Q1. <b>Full name:</b>	Peter Long
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option C: Leasehold CHP with narrow responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Neutral don't know

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Neutral don't know

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Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I absolutely disagree with your proposal to increase encroachment licence fees. I also take exception to the deceptive way you have framed the discussion. The letter I received from WCC called it a "consultation on the proposed changes to annual rental fees" whereas the annual plan states "we plan to increase encroachment licence fees". So which is it? Is it a proposal or a foregone conclusion? You also state that increase is to "put the fees in line with the value of the land being leased". If the land is so valuable, why doesn't WCC take it back and do something with it? The reality is that the individual parcels of encroachment land have no value because they are typically too small and unusable for anything other than storage and carparking. How are you valuing the land? as commercially or domestically usable parcels? If you are simply taking residential land values as a proxy then that is a mistake. There is nothing that can be built on a small parcel of encroachment land - and you know this. This is just another example of an incompetent council who don't understand the simple economics of encroachments. Let me help you. If you make the cost of encroachments uneconomic for the current licence holders, they can abandon them. If that happens, WCC as the land owners would be responsible for the maintenance and upkeep of the land. There must be thousands of these spaces in Wellington. What do you think it would cost on an annual basis to maintain abandoned encroachment land? I have no issue with a modest licence fee increase but don't double it and say it's linked to land values. A number of these encroachments aren't even on land, they are in the air. Has the value of air also increased? WCC are doing this because you see it as an easy way to gather more revenue. However you are being very short sighted. Many households in Wellington are already struggling to pay the ever increasing rates burden and we are currently in an economic downturn with record high inflation, rent and cost of living expenses. Put the fee up 10% and say it's due to inflation plus an additional 3.1% above inflation due to the fees not being increased by much in the past. If this really is a consultation, then please send me all the background information and data on how you have valued the individual parcels of encroachment land and air. If you cannot send the information then I expect you to make it publicly available on your website. I'm sure the press will be very keen to know why WCC think the cost of air in Wellington has doubled. Any councilor backing this proposal will be in for a bumpy ride come election time, I'm sure.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 283

**Login:** Registered

**Responded At:** Apr 29, 2022 15:51:34 pm

**Last Seen:** Apr 29, 2022 02:46:45 am

- Q1. **Full name:** May Guise
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
No
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
Water to energy incineration is the smart sustainable solution rather than pushing costs onto future generations
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 284

**Login:** Registered

**Responded At:** Apr 29, 2022 16:55:05 pm

**Last Seen:** Apr 29, 2022 04:51:11 am

- Q1. **Full name:** Ceara Owen
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

INCOMPLETE AND MISGUIDING INFORMATION PROVIDED IN CONSULTATION DOCUMENT I find this process and consultation document misleading and not transparent. It does not seem to be practicing good faith. The letter and email I received as an encroachment payer recommended that I participate in the consultation. However, in the consultation document it does not fully explain the breadth of what you propose to do in regard to the fees. On top of that the only available field is to “agree” or “disagree” with a statement that does not fully cover the intended repricing of the encroachment. In this consultation you state that you are increasing the encroachment by 100%. You do not mention at all (as per the letter I received) that you are also proposing to charge for “airspace” and “subsoil” encroachment. Not only is this left out of your consultation document, but you do not explain how this charge will be calculated or measured. Will it be based on the size of the structure and the depth of any foundation or piles? Will consideration be given to the fact that the council uses my structure to support part of their drainage infrastructure such as a “manhole” and access point? Will this give me a reduction in the cost of any charges? This infrastructure is built into my structure. Which means I couldn’t remove it if I wanted to. NO INCREASE IN 10 YEARS This is incorrect. Your letter to me, and the consultation document, state that council encroachment fees have not increased in 10 years. I was given notification of a price increase in June 2021. Granted it wasn’t a lot. But I have been through the past owners’ records and note that with in the 10 year period there has been increases. RESPONSE TO PROPOSAL I do not support the increase of the encroachment by 100%. Although I would support a reasonable increase over a period of time. 100% is unreasonable. I do not agree with the statement that this is a result of council maximising their assets for the community We spend substantial time maintaining the land in good order as well as the council land surrounding the property. This contributes to the overall wellbeing of the environment and community and increases the value of the council asset. On the other hand the council owned property on either side of our property is not only in disarray but is not maintained, is cause for health and safety risk to residence and does not add value to your “asset” There are several examples of this around the neighbourhood. Our structure removes a car from the congested street we live on and allows for the community to have better access to public parking. This also contributes to the value of your asset. These things need to be taken into consideration to off set the value of the encroachment fee. I do not support the application of “airspace” and “subsoil” charges on the encroachment fee This is not explained in the consultation document and quite frankly is nonsense. I understand that this may be an appropriate fee for commercial or multi-level dwellings. But it should not be applied to residential properties and encroachments. I do not agree with the statement that prices have not increased in 10 years I do not support the setting of road encroachment fee based on individual rateable land value The land value is determined by the Council and so does not provide a fair and unbiased assessment of the value of the council land. Often without the encroachment this land is unusable and inaccessible and therefore not fit for the community to use. This greatly impacts the value of the land and it is not comparable to the more attractive and “sellable” land of the private property .

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 285

**Login:** Registered

**Responded At:** Apr 29, 2022 18:43:45 pm

**Last Seen:** Apr 29, 2022 06:40:47 am

Q1. <b>Full name:</b>	Jean Davenport
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 286

**Login:** Registered

**Responded At:** Apr 30, 2022 12:19:57 pm

**Last Seen:** Apr 29, 2022 23:42:58 pm

Q1. <b>Full name:</b>	James Hare
Q2. <b>Phone number:</b>	[REDACTED]
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The proposal to increase encroachment licence fees is premised on the licensee's deriving benefit from the land. Under the current Licence Agreements the Council can terminate the arrangement on one months notice at its sole discretion, it provides no assurance that when a property is sold that the Licence will be transferred to the new owner and can require the removal of any structures from the land at its sole discretion. Therefore the current Licence Agreements severely limit any benefit that the licensee's derive from the arrangement as all benefits can be removed by the council on one months notice. If the council wants to charge fees more in line with the land value it should redraft its Licence Agreements so that the licensee's can derive value from the land over the long term and not be subject to such a one sided arrangement. In addition ratepayers have been hit with large rates increases in recent years and this looks likely to continue. Increasing encroachment fees by 3 to 4 times the current rates will only add more financial stress to households who are already struggling with a cost of living crisis. Wellington City is becoming unaffordable for regular kiwi's to live in and with more businesses offering flexible working arrangements and the opening of Transmission Gully you are likely to see increasing numbers of residents moving out of the city to more affordable regions. The funding of the Khandallah swimming pool should fall to the communities who will use and benefit from the pool and not general ratepayers. In the current financial environment the Council should be taking a more fiscally responsible on how it spends ratepayers money.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 287

**Login:** Registered

**Responded At:** Apr 30, 2022 21:30:15 pm

**Last Seen:** Apr 30, 2022 09:17:16 am

- Q1. **Full name:** Rob Huddart
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Improve recycling facilities and education to reduce waste. Could be cost neutral.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Services offered by WCC go well beyond statutory obligations of council yet, reflect significant discretionary spend. However rates increases significantly outstrip inflation. What is WCC's core business- what can only they do? That's what they should focus on and others can fill the gaps. What services can be stopped or service levels reduced? The budget does not recognise the fiscal environment and rate payers cannot keep providing endless pockets for WCC.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 288

**Login:** Registered

**Responded At:** May 01, 2022 12:27:57 pm

**Last Seen:** May 01, 2022 00:10:59 am

Q1. <b>Full name:</b>	Nathan
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Encroachment fee 1. Question is are you consulting or engaging? Your words in the planning say that your policy is correct. I think that is not a very good start to engaging. 2. It is hard times for everyone. So those with encroachments receive a further tax on the already increasing rates - does not seem "fair". 3. It seems to me that the WCC is increasing fees (tax) like a bank increases fees when times are bad. Why can the WCC not attempt to run its business better - we all know there is significant room for cutting internal budgets. 4. The increases are too much. No business increases its fees like you are proposing. The amounts you are proposing would be over ten years if not longer. Again where is the "fair" play in there. 5. There are lack of examples of the impact and this is a very short time to prepare to pay you more money. Even the central govt realised the increasing taxes need to be down in a staged approach and over a number of years. 6. Your policy seems to be in direct opposition to the central govts new "fair" tax system 7. This is a small increase in tax take. You really need to spend the resources you have coming up with a better fix than a tiny fee increase. The 0.4% (questionable) is tiny when you talk 10% - 15% increase annually on rates. You will spend a large sum of that fixing your admin to gain the extra fees. 8. Also, I do wonder if the encroachment was ever supposed to be a money making venture. Remember you are here for the people. Find a business / operating model that is efficient and stick with it. It seems rates is simple and effective (do not create a nightmare tax to administer e.g. GST) Please stop and think before you act on this - I would appreciate it.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 289

**Login:** Registered

**Responded At:** May 01, 2022 13:05:45 pm

**Last Seen:** May 01, 2022 00:39:48 am

- Q1. **Full name:** Peter Kennedy
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>On item 16 (encroachment licence fees), I and other owners in Aqua Body Corporate, do not oppose some increase but not at the 100% doubling rate proposed which is well beyond the rate of inflation over the 10 years that there has been no increase. Even a 50 % increase is higher than the inflation rate but would more reasonably reflect the value of balcony encroachments (which purchasers have no choice but to accept when buying their property).</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 290

**Login:** Registered

**Responded At:** May 01, 2022 13:33:37 pm

**Last Seen:** May 01, 2022 01:05:38 am

- Q1. **Full name:** Richard John Hobbs
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I pay an encroachment fee for [REDACTED] My property is on a cross lease with three other lease holders. My rates account is the only one that pays an encroachment fee. The property developer in the 1970s did not fit all four units onto the available section properly, but I am the only one who is affected by an encroachment fee. Part of the reasoning for your proposed encroachment fee increase is to "reflect the added property value to the lease holders". I disagree with this. My RV is the same as the other three units and historical sales figures show no added property value. I have willingly paid the encroachment fee for the last 18 years, but I disagree with a doubling of the fee. Especially in the current financial climate. The interest rate on my mortgage has doubled, the cost of living has risen sharply, inflation is at record levels, but my income has stayed the same. I fear that I will be hit with a large rates increase and a doubling of the encroachment fee. I respectfully request you to reconsider your doubling of the encroachment fee. If you have to increase it, please do it slowly and incrementally, over a number of years. Thank you for reading my thoughts.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered



**Respondent No:** 291

**Login:** Registered

**Responded At:** May 01, 2022 14:18:31 pm

**Last Seen:** May 01, 2022 02:09:52 am

- Q1. **Full name:** Peter Moore
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
<p data-bbox="146 918 1444 996"><b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 1008 1444 1176">Council must downsize its activities and spending to focus on core essential functions and infrastructure maintenance. Current spending, debt and resulting revenue demands are unsustainable. In particular, the proposed 100% increase in encroachment fees is unacceptable in the context of proposed general rates increases and the increased cost of living in general.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 292

**Login:** Registered

**Responded At:** May 01, 2022 15:34:18 pm

**Last Seen:** May 01, 2022 03:27:11 am

- Q1. **Full name:** Janine Bidmead
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We pay our encroachment fee to house a parking deck for 4 properties on our street. The land the parking deck is on would not be able to be used for anything else (cliff-like bedrock), and because we have paid to use this space and build the structure, we are enabling other houses on the street to park on the street. If we didn't use the parking deck, there wouldn't be enough parking on the street for everyone. Increasing the encroachment fee significantly would have to force us to rethink whether we can afford the parking deck. This would result in parking issues for the deck.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 293

**Login:** Registered

**Responded At:** May 01, 2022 17:38:41 pm

**Last Seen:** Apr 30, 2022 07:15:40 am

Q1. <b>Full name:</b>	Tessa Johnstone
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington I study in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options

**Q13. Are there comments you would like to make about the landfill options?**

These are all not great options. Expanding the landfill means that land that has just been tagged as a significant natural area by the council itself would be used to bury rubbish. It would put Zealandia's predator free status at risk and present new pest weed challenges. Waste to energy incineration is maybe a better medium term solution but it wouldn't fly with the public even if you had top notch air quality stuff in place, and besides which it would be expensive to build and take many years. Why isn't the option of developing a facility for large-scale organic waste/composting facility in here so we can do kerbside organic waste collection on a city-wide scale? Why aren't we talking about creating a proper resource recovery facility to create jobs and a market for reusable materials? Why aren't we investing in a facility to process the sludge from Moa Point into a biowaste product that can be used for good? It's time to start thinking about the future not just recycling the same old crappy 'solutions'.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** Support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** Neutral

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 294

**Login:** Registered

**Responded At:** May 01, 2022 18:45:02 pm

**Last Seen:** May 01, 2022 06:20:05 am

- Q1. **Full name:** Warren James Hall
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I oppose increasing encroachment licence fees as I think we are overcharged at the moment. As our 559m2 section has a Land Value of \$550,000 it is reasonable to estimate that the 30m2 road reserve immediately adjacent to it has an LV of \$29,517. This estimate of the LV is probably high as the Road Reserve adjacent to our property can't be used for anything other than walking across to get to our house from the footpath. Using the combined WCC rating factor of 0.00393725 per \$ of the Capital Value the additional rates we would pay on the 30m2 road reserve if it was combined with our property would be <math>\\$29,517 \times 0.00393725 = \\$116.22</math> per annum. Currently we pay ~\$458 per annum for the Road Reserve Encroachment licence. This amounts to a 400% premium on the rateable value of the 30m2 and that WCC intend to increase that to an 800% premium. This for a piece of land that we maintain and is not usable by WCC. I understand that WCC need to make an appropriate economic return from it's assets but a 400% premium on the rateable value is not appropriate and an 800% return is quite frankly extortionate. I therefore support that WCC base the road encroachment fee on the individual rateable land value of the adjoining property. I also think that we should receive a refund because we've clearly been overcharged for many years.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 295

**Login:** Registered

**Responded At:** May 01, 2022 22:20:01 pm

**Last Seen:** May 01, 2022 10:12:51 am

- Q1. **Full name:** Jordan Ward
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Support dealing with waste within our region
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 296

**Login:** Registered

**Responded At:** May 02, 2022 07:26:20 am

**Last Seen:** May 01, 2022 19:22:05 pm

- Q1. **Full name:** Brianna McLeod
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
Not enough free land in Wellington, smell flows into Tawa already. Need to think long term.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 297

**Login:** Admin

**Responded At:** May 02, 2022 08:59:54 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. **Full name:** Matthew Williamson & Emily McGeorge

Q2. **Phone number:**

[REDACTED]

Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual

Q4. **Please name your organisation** not answered

Q5. **Are you a City Housing tenant?** not answered

Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Re: Submission – Review of Fee Structure for Road Encroachment Licences and Leases 1. We refer to your officer’s letter dated 21 April 2022 notifying us of Council’s proposal contained in the draft 2022/23 Annual Plan to increase annual fees associated with encroachment licences. 2. Thank you for of the opportunity to submit on this proposal. We do not wish to submit orally. 3. We broadly agree that the current fees are low and do not incentivize good stewardship and utilization of road reserve. The flat calculation methodology is not fit-for-purpose. 4. However, it is quite dramatic to be increasing fees by 100% in the space of one year. 5. The onus is on Council, as regulator, to have taken much earlier intervention and incrementally increased fees in a manageable way. 6. There are a lot of feepayers who are already budgeting very carefully to meet all their outgoings. It is difficult to imagine how they will find room in budgets to pay your proposed increased fee. Council should adopt an incremental approach to these fee increases to alleviate this pressure. 7. We support Option 4 as the long-term approach to be implemented in the Long-Term Plan. In the lead-up to agreeing and implementing Option 4, Council should make incremental increases to licence fees.

---

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Wellington City Council  
Strategy, Policy & Research

By Email: [REDACTED]

30 April 2022

Tēnā koe,

**Re: Submission – Review of Fee Structure for Road Encroachment Licences and Leases**

1. We refer to your officer's letter dated 21 April 2022 notifying us of Council's proposal contained in the draft 2022/23 Annual Plan to increase annual fees associated with encroachment licences.
2. Thank you for of the opportunity to submit on this proposal. We do not wish to submit orally.
3. We broadly agree that the current fees are low and do not incentivize good stewardship and utilization of road reserve. The flat calculation methodology is not fit-for-purpose.
4. However, it is quite dramatic to be increasing fees by 100% in the space of one year.
5. The onus is on Council, as regulator, to have taken much earlier intervention and incrementally increased fees in a manageable way.
6. There are a lot of feepayers who are already budgeting very carefully to meet all their outgoings. It is difficult to imagine how they will find room in budgets to pay your proposed increased fee. Council should adopt an incremental approach to these fee increases to alleviate this pressure.
7. We support Option 4 as the long-term approach to be implemented in the Long-Term Plan. In the lead-up to agreeing and implementing Option 4, Council should make incremental increases to licence fees.

Nāku noa, nā,



Emily McGeorge



Matthew Williamson



**Respondent No:** 298

**Login:** Registered

**Responded At:** May 02, 2022 09:46:45 am

**Last Seen:** May 01, 2022 21:42:28 pm

- Q1. **Full name:** Gregory James Young
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
I wish to present my comments regarding the proposal to increase road encroachment fees by way of an oral submission.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 299

**Login:** Admin

**Responded At:** May 02, 2022 10:51:43 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Anthony Douglass Timms and Alison Diana Timms
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

---

Q20. **Overall, do you support the proposed budget?** not answered

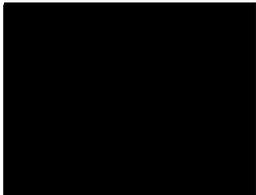
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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

[Redacted]

Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)

[Redacted]



## Proposed changes to annual rental fees for road encroachment

We refer to your letter of 7 April.

We have downloaded and read through the Council's Encroachment Policy (unfortunately not a simple, easy to read and understand document). We have been unable to locate a submission form as referenced in your letter, hence this letter. We have two queries about the Policy and also general comments upon the proposed changes.

Note: we have resided in our property since late 1992 and have had encroachments throughout that time – first for a garage erected in 1985 and secondly for a set of access steps built in 1990s.. We have an encroachment licence, the most recent being issued in October 2014 and we pay an annual fee of \$153.30 which covers 19 sq m of encroachment (10 sq m for the garage, 2.9 sq m for land and 6.1 sq m for the access steps.)

We have the following queries:

1. Your policy refers throughout to “legal” roads. Our street is a private road. Is this the same as being a legal road? If so, then we presume the encroachment policy applies. If not, then what? (Note: Being a private street the Council does not carry out any maintenance so incurs no costs. However, the existence of the street provides a benefit to the Council in that it enables access for Council vehicles (plus others). This one way benefit to the Council seems to negate the whole rationale for charging a fee to residents “to ensure prudent stewardship’.....etc” referred to in your letter.
2. Access to a property. It appears that the Policy states that where access steps are the only means of access to a property, no encroachment fee will be charged. In years past, our property was able to be accessed via a path through our neighbour's property. Some years ago the neighbour cut off this access. Fortunately we had arranged for a set of steps; for the past decade these steps are the sole means of access. Should we therefore be charged an encroachment fee for access steps?

We have some general comments upon the proposed changes to fees:

It is our view that the Council needs to take a strong stance on holding its costs at present levels in view of the current inflationary pressures we are all facing.

Home owners are facing a number of rising costs. The recent RV assessments represent a very large increase over the last trimester – aprox 50% for us and for many others in our area. This increase has arisen through a strong surge in house prices during the RV assessment period. As

such they are the result of sudden and strong inflationary pressures and bear little relation to the underlying value of a property. Nevertheless they are likely to feed into rates. Insurance and maintenance costs are also rising sharply and creating further pressures. Increases in encroachment fees are also likely to be passed on to renters -the last thing Wellington needs in the current very expensive rental market.

We refer now to the bullet points in your letter:

1<sup>st</sup> bullet point: the increase in the licence fee of 100% seems very high. You state it's an interim measure. How long is "interim" and is the license fee likely to increase or decrease at the end of the interim period. Also, the rationale for the increase seems very vague. What does "management of general rate increase " mean in practice?

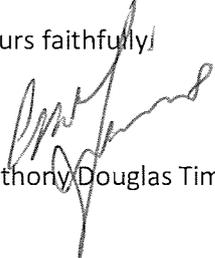
2<sup>nd</sup> bullet point. We are not at all clear on what the lease fee is for airspace and subsoil encroachments and whether it applies to existing licence holders such as us. The increase of 100 % is high. How does it "reflect the added property value to the lease holders"?

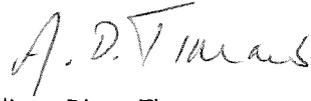
3<sup>rd</sup> bullet point: the proposal that the encroachment fee be based upon individual rateable values is likely to add substantially to the encroachment costs to property owners affected. Also, it is likely to add to WCC costs because of the time and complexity involved in calculating and administering a wide variety of fees.

To conclude: The proposals are very vague and poorly defined. Our general view however, is that is untimely and ill advised to consider raising encroachment fees at all at this time . It is our view that the Council needs to take a strong stance on holding its fees at current levels in view of the inflationary pressures we are all facing. We consider that the Council needs to be cognisant of the cost pressures facing Wellingtonians at present and in the foreseeable future. The Council is likely to experience a considerable backlash against its proposals; on the other hand it could gain a lot of kudos by recognising the cost pressures facing Wellingtonians by deciding to hold its charges at the present levels.

Thank you for giving us the opportunity to comment.

Yours faithfully

  
Anthony Douglas Timms

  
Alison Diana Timms



**Respondent No:** 300

**Login:** Admin

**Responded At:** May 02, 2022 11:37:27 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** David Milne and Iderlina Milne
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
See attached submission
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered





**Respondent No:** 301

**Login:** Registered

**Responded At:** May 02, 2022 11:37:42 am

**Last Seen:** May 01, 2022 23:24:48 pm

- Q1. **Full name:** James Thomas Truesdale
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

Council plans to double road reserve encroachment fees from 1 July 2022 as an interim measure pending a review of the current fee structure for the longer term. I favour retaining the current fee structure but have concerns about the proposed level of fee increase.

The proposed 100% fee increase from July appears to be an attempt to move toward a new fee structure which could result in substantially higher fees in subsequent years<sup>1</sup>.

A significant number of residents currently hold encroachment licences, with historical decisions about procuring such licenses being made with respect to the current, and long standing, fee structure. It is unfair therefore to increase fees substantially when it is difficult/ costly for licence holders to avoid such costs by opting out of their licences. e.g. where council has allowed part of a structure such as a house to be built on road reserve. Likewise for a garage or part of a garage, especially if it is an integral part of a house. There is a risk of appearing to focus on extracting as much revenue as residents can bear with scant acknowledgement of the historical context within which decisions have been made.

Proposing to substantially lift fees so as to make so-called economic returns from council assets represents a large shift from council's long standing historical practices in permitting encroachments and consequent developments. But for the existence of an encroachment license, council is generally unable to obtain revenue from road reserves – economic returns as such being nil. There are unlikely to be any other potential alternative users of licensed road reserve from which council could extract revenue. E.g. the reserve area is too small and/ or terrain generally unsuited to dwelling developments. It is also important to acknowledge that council generally appears to make little if any effort to maintain road reserve, which often degenerates into scrub, while licence holders – who pay council for the privilege – typically do so at their own expense.

Encroachment fees should reflect this and other public benefits (such as helping to reduce traffic/ parking hazards and aesthetic values). They ought also recognise that license holders face considerable uncertainty given provisions whereby council can terminate a license with a month's notice. Also, it is likely that where dwellings encroach onto road reserve, that could increase the overall rateable value of a property and be reflected in its rates (and council revenue). While I disagree with the prospect of encroachment fees being doubled from July 2022, I support retention of the current fee structure and modest fee increases in keeping with historical escalations. i.e. consistent with the framework within which decisions to seek encroachment licenses were made.

Adopting a fee structure based on individual adjacent rateable land value, as favoured in the options paper attached to the Annual Plan, would result in further unjustified and potentially dramatic fee increases. For example, under the approach suggested for option 4 in the options paper, the \$/m<sup>2</sup> fee for our encroachment would increase by around 610% from its current level<sup>2</sup>. Such an approach is clearly odds with the historical context discussed above and would be grossly unfair.

Setting such high fee rates could result in annual fees that adversely affect a property's value by deterring potential buyers. For example, in our case, applying the formula proposed for option 4 would give an annual encroachment fee of approximately \$5k, a similar level to WCC's share of our current rates bill, compared to the current encroachment fee of approximately \$800 pa.

The case for moving away from the current fee methodology has not been made, noting also that moving to individualised fees would require arbitrary and inherently uncertain assumptions to be

<sup>1</sup> Options paper attached to draft annual plan.

<sup>2</sup> The paper assumed a fee rate set at 50% of adjacent rateable land value times 6%.

made as illustrated in the options paper. Such a regime would also be more costly to establish and administer than the existing approach.



**Respondent No:** 302

**Login:** Admin

**Responded At:** May 02, 2022 11:38:42 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Maneer Toma
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 303

**Login:** Admin

**Responded At:** May 02, 2022 15:00:02 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Test
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 304

**Login:** Admin

**Responded At:** May 02, 2022 11:40:26 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Maureen Ann Gregory
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option C: Leasehold CHP with narrow responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Because of the massive amount of recycle and reuse that is happening in this day and age, the piggyback option should be used! I don't see it being a problem!
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
It sounds fine to me. Maybe Im biased because I love Wellington!	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 305

**Login:** Admin

**Responded At:** May 02, 2022 15:08:52 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Nury Monardez
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered





**Respondent No:** 306

**Login:** Registered

**Responded At:** May 02, 2022 13:53:25 pm

**Last Seen:** May 02, 2022 01:50:46 am

- Q1. **Full name:** Jeremy William Baker
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 307

**Login:** Admin

**Responded At:** May 02, 2022 11:41:41 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Tony Yeung
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Selected Option A and Company or Limited Partnership for follow up questions
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



**Respondent No:** 308

**Login:** Admin

**Responded At:** May 02, 2022 12:15:50 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Anonymous
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	
	Long term certainty of affordable housing takes way anxieties making stronger communities, safe communities for our children and our childrens children
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	
	Manufacture stuff can be reused or recycled easily.
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** Neutral

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Prepare Wellington, make plans for a possible more dangerous covid virus, have people store dry food for up to two weeks to prevent supermarket supply issues, educate, advise Wellington to be prepared. (psychologically) - be kind, in a possible future outbreak

---

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



**Respondent No:** 309

**Login:** Registered

**Responded At:** May 02, 2022 21:27:58 pm

**Last Seen:** May 02, 2022 09:01:01 am

- Q1. **Full name:** Anna Pendergrast
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
  
I'm not sure I understand the barriers to the IRRS funding council social housing tenants -- it does seem a significant workaround to establish a new organisation in order to access this funding. I assume that the council has advocated for government funding through this avenue, it would be great to have a clear explanation of this and why the IRRS is limited in scope for who can access it.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

I think it is important that we do not lock ourselves into approaches that require us to continue to produce (or import!) current levels of waste. Therefore, I think the new landfill (piggyback option) is the best option presented but want to make sure that the ecological effects of this work are managed in accordance with the ecological effects management hierarchy. Compensation is the most risky and least certain option and should be a last resort when all other avenues have been exhausted.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

---

**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

---

**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

---

**Q17. Increasing encroachment licence fees to better reflect their value** Support

---

**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

---

**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

---

**Q20. Overall, do you support the proposed budget?** I support the proposed budget

---

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I highly support the removal of library charges, as the current system privileges people who can afford to pay late fees and locks people out from borrowing books and other services if they cannot afford to pay.

---

**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 310

**Login:** Admin

**Responded At:** May 02, 2022 10:34:13 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Adrian Morris Lust
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 311

**Login:** Admin

**Responded At:** May 02, 2022 10:35:38 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Anachta Macatual
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Picked Community Trust for the second follow up question
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 312

**Login:** Registered

**Responded At:** May 02, 2022 22:30:05 pm

**Last Seen:** May 02, 2022 10:23:10 am

- Q1. **Full name:** Hasina kargar Husinpur
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 313

**Login:** Admin

**Responded At:** May 02, 2022 10:36:40 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Anonymous
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Picked Option B for the first follow up
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Respondent No:** 314

**Login:** Registered

**Responded At:** May 02, 2022 22:45:48 pm

**Last Seen:** May 02, 2022 10:23:41 am

Q1. **Full name:** Peter Rundlett

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?**

Individual

Q4. **Please name your organisation**

not answered

Q5. **Are you a City Housing tenant?**

No

Q6. **What is your connection to Wellington? (tick all that apply)**

I am a Wellington City Council ratepayer

I live in Wellington

I work in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?**

No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Establish a Community Housing Provider

Q9. **If the Council did establish a Community Housing Provider, which option do you support?**

Option B: Leasehold CHP with broad responsibilities

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

Company or limited partnership

Q11. **Are there comments you would like to make about the changes to city housing options?**

Whilst affordable housing is an issue it's provision is not a core function of local authorities. As such it's a distraction from the functions WCC should be focussing on. In my opinion the Council should extract itself from from directly providing housing so that it can put all it's attention on it's core functions of the building consent process, roading and 3 waters.

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

Waste to energy incineration

Q13. **Are there comments you would like to make about the landfill options?**

Experience has shown that, despite best intentions, it's not possible for the WCC to prevent leaching into the waterways. Incineration for electricity generation is the best solution, particularly as it deals with the methane issue.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 315

**Login:** Registered

**Responded At:** May 03, 2022 07:57:36 am

**Last Seen:** May 02, 2022 19:50:18 pm

- Q1. **Full name:** Robert Manktelow
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 316

**Login:** Registered

**Responded At:** May 03, 2022 14:34:21 pm

**Last Seen:** May 03, 2022 02:12:49 am

- Q1. **Full name:** Barry Cullen
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Centennial Court Body Corporate
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
<p data-bbox="148 907 1460 985">Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 1008 1436 1131">We currently Lease 2 Encroachment Car Parks. Both are "Nice to have" and not "Must have" so if the fee is increased to an unacceptable level we will simply not renew the Contract, How does the Council propose policing vacant carparks that will be used by the same people who currently pay for them but in the future maybe not?</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 317

**Login:** Registered

**Responded At:** May 03, 2022 15:11:54 pm

**Last Seen:** May 03, 2022 02:36:55 am

Q1. <b>Full name:</b>	Terry Goya
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>The leaders that make up the trust need to be fully accountable to the tenants that they manage. It would be best if a proportion of the trust leaders are tenants themselves, to make sure they are familiar with the issues that the tenants face through 'frontline' experience. The community trust needs to be completely serving the public good of the community and cannot be undermined by corporate conflicts of interest such as a trust leader being a part of any private entity that would be at odds with the CHP. Any experts should only be consultants and not able to partake in decisions of the trust. There should be a rule when it is made, that it can never be a for profit business.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration

**Q13. Are there comments you would like to make about the landfill options?**

The council argues that the incineration method needs a certain quota to maintain 'efficiency' which is in conflict with the pursuit of lowering the amount of waste generated per person. However, this doesn't mean we cannot do both - continue to minimise rubbish per person and keep the efficiency of the incineration method. The incineration method can be used as a way to build stronger relationships with surrounding towns by offering to collect their rubbish (possibly for payment). This would keep the efficiency of our dump, while also slowing down the accumulation of rubbish in the surrounding cities' landfills - making the other cities landfills last longer, which also saves them money and their environment. Incineration is also something that is worth learning in NZ so why not be the first? The council was also exceptionally unclear in what the energy output of the incineration method was and how it could be used. This seems on purpose as the council made clear in their documents their bias towards their preferred method of piggybacking. Because of this, this recycling of energy was hard to take into consideration vs rate hikes.

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<b>Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
<b>Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
<b>Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
<b>Q17. Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
<b>Q18. Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
<b>Q19. Removal of all library charges to remove barriers to accessing council libraries</b>	Support
<b>Q20. Overall, do you support the proposed budget?</b>	Don't know
<b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>There should be no charges to borrow ANY items at the library whatsoever. Limiting the borrow cost to media (DVDs, etc.) still disproportionately effects poorer people negatively, as they are the most likely to borrow these items due to their limited access to media (either through not having internet or limited access to it). Stronger consideration needs to be given to 'Strong Town' initiatives to make wellington a more harmonious place to live, that is less built for cars, and it is built more for people. Strong Towns: A Bottom-Up Revolution to Rebuild American Prosperity (Book by Charles L Marohn Jr) or <a href="https://www.strongtowns.org/">https://www.strongtowns.org/</a></p>	
<b>Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered

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**Respondent No:** 318

**Login:** Registered

**Responded At:** May 03, 2022 15:47:40 pm

**Last Seen:** May 03, 2022 03:00:08 am

- Q1. **Full name:** Daniel Goldstein
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Encroachment fees are paid by a wide cross section of the population, which means an increase would disproportionately affect low income households. You're better off increasing any tax based off RV so that any increased revenue is obtained from those that can already afford to pay more.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 319

**Login:** Registered

**Responded At:** May 03, 2022 16:29:39 pm

**Last Seen:** May 03, 2022 04:07:51 am

- Q1. **Full name:** Briony Forsyth
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Please remove library fees. It is a barrier and headache for many. The library needs to be free and accessible, with no deterrents such as financial penalties. It disproportionately affects people who are already disadvantaged; people who are working hard to make ends meet, people with access/mobility challenges, neurodiverse folks who struggle with executive function, working memory, planning, parents of children with high and diverse needs etc. May I also suggest the terminology for the status of the library user be updated to something more contemporary and less triggering. I got a real shock once when I saw my status was 'delinquent' thank you!</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 320

**Login:** Registered

**Responded At:** May 03, 2022 17:12:27 pm

**Last Seen:** May 03, 2022 05:03:41 am

Q1. <b>Full name:</b>	Judi Vernau
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Encroachment fees should not apply to buildings which provide overhead shelter from the rain, as this is a benefit to all. They should also not apply to buildings where the balcony does not extend beyond the overall footprint, as there is no encroachment!</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 321

**Login:** Registered

**Responded At:** May 03, 2022 17:54:41 pm

**Last Seen:** May 03, 2022 05:42:29 am

- Q1. **Full name:** Patrick Whelan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I cannot afford rates as they currently stand, let alone a rise
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I object against the 100% rise in my encroachment fee. I am forced to pay this fee for the driveway access to my house only. The council does not maintain the driveway at all, (it is left to me) and they dont address the noxious weeds in its surrounds, yet I'm faced with a 100% fee increase for the council doing nothing. I simply cannot afford what I am paying at present let alone this increase. I'm on the breadline getting minimum wage. Please assist by keeping my fee at \$13.33/m2</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 322

**Login:** Registered

**Responded At:** May 03, 2022 19:23:04 pm

**Last Seen:** May 03, 2022 07:03:27 am

- Q1. **Full name:** James
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
<p data-bbox="148 907 1460 985">Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 1008 1460 1120">The increase of encroachment license fees due to "better reflect their value" is a gross falsehood. Who's value? Market value? Market value dictates what the land can be used for. In the case of encroachment, the land can be used for nothing. The proposed increase is grossly misaligned and feels like a snatch for extra fees in the face of lowering property prices.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 323

**Login:** Registered

**Responded At:** May 03, 2022 22:44:08 pm

**Last Seen:** May 03, 2022 10:42:15 am

- Q1. **Full name:** Terence
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 324

**Login:** Registered

**Responded At:** May 04, 2022 04:51:36 am

**Last Seen:** May 03, 2022 16:44:14 pm

Q1. <b>Full name:</b>	Shane Mann
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	We can't afford other options
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 325

**Login:** Registered

**Responded At:** May 04, 2022 05:30:37 am

**Last Seen:** May 03, 2022 15:22:42 pm

- Q1. **Full name:** Steve Mahoney
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
no
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
no
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
<p data-bbox="148 918 1453 985">Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 1008 670 1041">yes see attached regarding encroachment fees</p>	
<p data-bbox="148 1086 734 1209">Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b></p>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div>

Consultation on the proposed changes to annual road rental fees for road encroachments.

I feel that Wellington Council's proposal to increase fees for encroachment licences at the proposed rate of a 100% is extremely harsh as this comes on the back of a February 2022 proposed general rates increase of 9.1 % which follows a 13.5% increase last year.

However, households and businesses do not have the ability to raise their revenues by these amounts. So, Wellington households have no other choice than to bear these costs which outstrip inflation (currently 6.9%), the highest it's been since Q2 1990.

Examination of the CPI figures on the RBNZ website for general inflation shows that the inflation rate from Q1 2012 to Q1 2022 was 20% over 10 years. The proposed 100% increase in encroachment licence fees due to no changes having occurred for the past 10-years works out at an annual rate over 7% per year which means that Wellington Council's proposal is effectively backdating the highest rise in inflation for over 30 years to 2012.

General CPI costs are at a 20% increase over 10 years, however, WCC is proposing a 100% increase - 5 times the rate of normal general CPI (as per the RBNZ) – this would be viewed as a grab for funds in the eyes of most Wellington ratepayers at a time when they can least afford it due to lag in wages catching up to increased CPI and the general downturn of the economy due to the effects of the Covid pandemic.

Wellington has one of the highest numbers of road encroachments in the country due to its hilly terrain and encroachments are a way ratepayers can remove their vehicles from the streets so others may park there. The proposed increase in encroachment licence fees will effectively penalise this activity. This is unfair on Wellingtonians as this city is very hilly with very narrow roads. Other cities do not have

this issue and thus people living in those cities will not have these costs which is unfair.

As there will be many who will not be able to afford the proposed 100% increased costs of their encroachment licences, WCC risks the unintended outcome of the abandonment of many encroachments leading to decreased revenue for WCC and more congestion on already crowded Wellington streets.

I have difficulty understanding how this situation came about. Encroachment licence holders should not be penalised because the Council failed to increase rates over the last 10 years. Instead, increase the rates by 7% this year and progressively increase them in the following 10 years until the same result is achieved in a way that ordinary people can afford the increases year on year.

With regards to setting the road encroachment fees based on individual ratable land value in the 2024-33 Long Term Plan, I feel this is an extreme form of revenue raising.

Take for example a property with a land valuation of 800K for 800m<sup>2</sup> of land with a 50m<sup>2</sup> encroachment. If 50m<sup>2</sup> is apportioned over 800m<sup>2</sup> and multiplied by the \$800k valuation - the annual encroachment fee would be \$50k per annum or nearly \$1000 per week!

Maths:  $50/800\text{m}^2$  multiplied by the valuation of \$800,000 = 50,000 per annum.

At this cost, the licence holder would seriously consider demolishing the structure and hand back the encroachment to WCC so that there is no further annual fee payable. However, 2 additional cars would be competing for parking on already crowded streets. Further, if the property is rented out to tenants as many houses in Wellington are, this cost would be passed on to them.

Structures built on road reserve were built at considerable cost to owners and they should not be seen as a means of revenue raising for Council. These structures such as car pads and garages, would regrettably be demolished at a further cost to the owner if they cannot afford to keep them. Unfortunately, many licencees are getting older and find it difficult to meet expenses in retirement and demolition may be their only option. This is how my encroachment was transferred to me as the previous licence holder could not afford the upkeep.

If even a small percentage are demolished, the result will be more cars on the street and there currently is no fee proposal for the increase in numbers of cars parking in suburban streets.

I believe that there are alternative suggestions that WCC should consider. For example, why not consider a reduction of WCC expenses as this is what Wellington households are already doing and will need to continue to do in future as inflation continues to increase and wages fail to keep up.

Another suggestion is to extract a full list of all encroachments from WCC's database and make an offer to the licence holders so they can purchase the encroached land if they wish. It might be possible that many encroachments could be sold off or permanently assigned to owners without the involvement of expensive surveyors or lawyers and changes to titles, etc.

If I was offered an opportunity to purchase my encroachments at a reasonable set price as an alternative, myself and possibly many others might exercise that option, and this would provide the Council with an increased up-front source of funds that can be used to solve current budget pressures on other ratepayers who cannot afford the encroachment fee increase. This would also help to relieve congestion as many parked cars would remain off-road on the encroachments, so others are left the space to park on the street.

A further example is to introduce a new fee system for cars parked on suburban streets. Each year more and more cars are brought to Wellington by people moving to the Capital to study or work. Encroachment licence holders already pay fees to keep their cars off the street, however, those introducing more and more cars on the streets pay nothing for the free space that is left for them.

It would be fairer if there was a new fee system such as that introduced by Auckland Council several years ago for example, whereby everyone who parks on the street (whether they own a house nearby or not) must pay for an allocated parking coupon to do so. This way, everyone who uses the road and parks there pays.

People coming to Wellington would have a choice whether to bring their car to the Capital and pay for the privilege or in the case of students of which there are many in Wellington, leave the car back home with mum and dad instead of further congesting Wellington streets without paying anything even though it adds to the pollution, congestion and wear and tear on Wellington roads.



**Respondent No:** 326

**Login:** Registered

**Responded At:** May 04, 2022 08:05:43 am

**Last Seen:** May 03, 2022 19:58:03 pm

Q1. <b>Full name:</b>	Simon Adams
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	<p>I am concerned about the proposal to Increase encroachment license fees to better reflect their value Current encroachment fees are considered low only by council and this is a clear conflict of interest, as the council has the stated objective of increasing revenue to suppress rates. If looked at objectively, encroachments are for land that is exclusively not required immediately by council (e.g. not useful). It is most likely to only be of any value to the adjacent landowner. Therefore an 'open market' cost mechanism should not be applied. Furthermore, to apply land value in rent determination would be completely inappropriate. Land value has increased but this can only be realised on sale, but return on investment does not inflate at the same rate as the underlying value of the asset has not increased. Landlords cannot put up their rent because the land value has gone up. In any case, there are likely to be many owner occupiers, who do not get a return anyway. To further make this point, if land value drops, does encroachment rent reduce as well? I would suggest this would be ridiculous, as the underlying value proposition of the service has not changed. It is just as unreasonable as expecting return to increase if the land increases in value. The proposal states that it reflects the principle "Recognising that road reserve is Council-owned land, the Council will seek to make an economic return from this asset where appropriate.". I suggest it is inappropriate to declare the previous policy obsolete and then cherry pick from it to justify revenue gathering. If the policy is obsolete, a select part of it shouldn't be used to justify increasing revenue collection. Also, the policy already covers council receiving an income –section 5.9 Fees: "Residential annual rental fees will be adjusted annually according to Consumer Price Index changes and reviewed every three years by the Council as part of its long-term planning process (LTP)". This process already takes into consideration the latest relevant rateable land values for residential properties, as stated. It is already fair and transparent. The current proposal is not. To change the policy, while drawing attention to one aspect of it only, appears to be an attempt to justify doubling rent arbitrarily when rent increase is already covered under an appropriate mechanism. If this was a genuine policy review, it would be more appropriate all the policy objectives (e.g. protection of rights, public amenity, public and private benefit, transparency, disposal of assets). It is important to note that council return on land is not mentioned in the policy principles. Because this does not appear to be a legitimate cost escalation for a service provided in an already agreed contract with already agreed principles, I suggest this contravenes the Fair Trading Act – Unfair Contract Terms. Therefore I oppose strongly oppose this part of policy change.</p>
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 327

**Login:** Registered

**Responded At:** May 04, 2022 11:03:00 am

**Last Seen:** May 03, 2022 22:28:07 pm

- Q1. **Full name:** Rob Campbell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I do not support the proposed 100% increase in the encroachment fees. I have been paying a fee for a deck that is across my driveway and is of no value to anyone else. Alongside, the roadside reserve that is in front of my house on Volga Street has not been maintained by the council since I moved here in 2007. To this extent I have been looking after the area (in terms of mowing lawns and edges) and have not asked the council to reimburse any of my time to do that. My other concern is that there are significant barriers to me purchasing the land in terms of admin fees and time (e.g. getting all neighbors who can see the area to agree to me purchasing) which have meant that it is almost impossible for me to do this. An alternative to increasing the fee would be to offer the encroached space, and potentially other land that tagged as road reserve, for sale (at market rates) without the additional council overheads.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 328

**Login:** Registered

**Responded At:** May 04, 2022 11:46:37 am

**Last Seen:** May 03, 2022 23:29:44 pm

- Q1. **Full name:** Deirdre Wogan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

SUBMISSION ON WCC ENCROACHMENT POLICY PROPOSED CHANGES By Deirdre T Wogan, [REDACTED]

[REDACTED] While this submission is based on my own personal circumstances the implications of the proposed increases in road encroachment licence charges also apply to a larger group of Wellington property owners: those older residents living on fixed incomes with no way of generating extra income to cover the new costs of your policy changes. Background I am a 76 year old single woman living on a pension in an older [late 1940s] small house on a narrow section, with very modest savings. When I bought this property in 1979 I was not aware that part of the frontage was on road reserve land. At that time there was no such thing as a LIM report and the encroachment was not marked on the certificate of title. The Council itself had apparently no record of the encroachment which I understand happened in 1966 when a modest 1 car garage was erected. Research I undertook in 1984 when the Council informed me that an encroachment licence would be required established that the garage had to be built where it was because the Karori Stream flowed between the house and the road and there was no ability to build the garage away from the road reserve and nearer the house. The Karori Stream, as your own records will clearly establish, was subject to more and more severe flooding, particularly after the council opened the Parkvale Road area to greater development, culminating in eventual stream work from the source to the coast, including placing large pipes under footpaths and roads to facilitate rapid movement of water away from the area and realignment of sewage lines. Up until this time front gardens and garages were often submerged, making access difficult and gardening almost impossible. Nothing could be stored in the garage unless it was kept well above the ground. Over the years I have provided wildlife habitat for birds and beneficial insects in my garden, including planting a significant kowhai tree, an oak tree and nesting habitat on the hillside above my house. My property is significantly affected by various power lines to neighbouring houses and a sewage manhole providing access for most of the properties on this side of the street. I have had no say in where any of these items were placed but they all affect my property. Value to property owner of the encroachment area. A small amount of the area provides foot access only to the property. Since the stream remediation work and subsequent work by the Council on the footpath outside my property [pipes, underground cables, resurfacing etc] access to the property has become steeper and steeper. I am not far off having to haul myself up on hands and knees. The Council has done nothing about this. Having a garage on the property has removed one car from the roadside. Should the property be sold it is likely to be redeveloped into multiple units without on site parking resulting in many more cars parked on the roadside. Protection of wildlife on my property is a service to the community which should be reflected in the fees paid. Airspace and subsurface space value to the property owner. I see no benefit to me of a new charge for airspace and subsurface space since I make no use of them. I therefore refute this part of the proposed licensing policy changes. Conclusion It is not clear to me that the area covered by the encroachment land could be effectively used by the Council or anyone else. It is far too small to build any structure larger than a rabbit hutch on. The only possible use to the Council might be if they wished to widen the road. This is a very minor side road so such a move is unlikely in the extreme and the Council is already able to use the land for this purpose should they so propose at no cost to themselves. Preferred Option My preferred option would be Option 1, with possibly a modest annual increase in line with the CPI. Of the other three options the best of a bad bunch is Option 4, since it is based on the value of individual properties. Nevertheless if anything except the status quo option is chosen I have serious doubt whether I could afford continually increased fees, particularly on top of rates increases of 8% already proposed by the Council and the increasingly urgent house maintenance required to keep my house habitable. Since I am unable to generate further income my only alternative at that point would be to relinquish the licence, in which case the Council would effectively lose the income from the licence fee.

**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered



**Respondent No:** 329

**Login:** Registered

**Responded At:** May 04, 2022 12:36:49 pm

**Last Seen:** May 04, 2022 00:22:53 am

Q1. <b>Full name:</b>	Verena Watson
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
<p data-bbox="146 918 1444 985">Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 1008 1444 1164">Encroachment owners keep cars off street, providing parking for others - significant, especially if WCC does not require new-builds to have on-site parking. What does the WCC do to warrant charging annual fees to encroachment holders? Land utilised for encroachments that is otherwise unusable should not be subject to rated values. On the other hand, does the WCC recompense private property owners to use their land for easements?</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 330

**Login:** Registered

**Responded At:** May 04, 2022 13:14:22 pm

**Last Seen:** May 04, 2022 00:48:39 am

- Q1. **Full name:** Ross Elliott
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

It astounds me to have received a letter from the WCC dated 7 April that they are proposing to increase the road encroachment fee by 100%. We currently pay a fee of \$370 to cover an area of 24.5sqm which accommodates a garage on road reserve. The garage sits approximately 6 metres below the actual road. For the past 50 years my wife and I have maintained the council's land that runs along the side of our section. This is a large area on a steep slope. The council has provided no assistance for our efforts which includes clearing the land, tip fees for removing gardening waste and planting out the area to enhance WCC owned land, We have done all this ourselves. Perhaps the council instead of increasing this fee should consider reducing our road encroachment fee to compensate for the amount of work we have accomplished over this period of time. It beggars belief that this council has failed to understand what is happening in this country. Inflation is running at 6.9% (the highest in 30 years). The price of fuel, food and living expenses have risen at an alarming rate in the past 6 months, and yet the council have now decided to hit the residents who pay to have their cars parked off the road, with a 100% road encroachment fee. What are they thinking? Perhaps they don't wish to be reelected in the upcoming elections or they have no idea what the Wellington residents are currently facing financially. We are the people that the councillors are meant to represent and we can quite easily vote them out should this proposal go ahead. The council should consider the following things relating to this proposal. 1/ Increasing the fee in instalments over the next few years - not 100% increase in the first year of this proposal. 2/ paying the fee on a monthly basis, inline with how we can pay the general rates bill which would go some way in helping ease yet another increase.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 331

**Login:** Registered

**Responded At:** May 04, 2022 13:41:19 pm

**Last Seen:** May 04, 2022 01:25:23 am

- Q1. **Full name:** Kate Sirvid
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The proposed increase in encroachment fees does not necessarily reflect the value to the user nor does it reflect the benefit to the other residents and road users. I have two garages on road reserve that could never be used to extend the road. The garages were built at my expense and they keep my vehicles off the road, which makes the road safer. They don't have their own water supply, sewage or do they generate waste. On this basis should I pay the same costs for the land as one occupied by a house? Some of the proposed options for increasing charges is prohibitive and un-affordable. A 100% increase is pure extortion especially as I do not have a choice, you are literally are holding me hostage. I endorse a CPI based approach. I would also like to see more consideration given to purchasing land with existing structures such as garages that are adjoined by the lessees property.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 332

**Login:** Registered

**Responded At:** May 04, 2022 14:49:00 pm

**Last Seen:** May 04, 2022 02:38:32 am

- Q1. **Full name:** Josh McLeod
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Landfill is a necessary option, but the council should do everything they can to encourage the city to reduce waste going to landfill including increased recycling (soft plastics etc.) and kerbside food waste collection.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I pay an annual encroachment fee, and broadly support the increase in fees as I think it is fair that users pay fairly for the space. However, I do not agree that we get a fair service from the council in regards to the encroachment - the plantings on the encroachment are not maintained by the council. We constantly have issues with the large tree over hanging our property due to branches etc. falling off in storms and the council refuses to remove it following several requests by me and my neighbours. Finally the concrete car reserve which is the encroachment does not have any storm water drainage, therefore all the storm water runs downhill into our property.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 333

**Login:** Registered

**Responded At:** May 04, 2022 16:17:53 pm

**Last Seen:** May 04, 2022 04:15:27 am

- Q1. **Full name:** Niwa Rangiwhetu
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Make it so the IRRS is available to all tenants
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 334

**Login:** Registered

**Responded At:** May 04, 2022 17:12:52 pm

**Last Seen:** May 04, 2022 05:04:32 am

Q1. <b>Full name:</b>	Phillip Bolton
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Should be disposed to a community housing provider
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Should go in with other councils to provide a Waste to energy incineration facility in a suitable place away from urban areas

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 335

**Login:** Registered

**Responded At:** May 04, 2022 20:00:24 pm

**Last Seen:** May 04, 2022 07:45:16 am

- Q1. **Full name:** Sara Taylor
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 336

**Login:** Registered

**Responded At:** May 04, 2022 20:24:12 pm

**Last Seen:** May 04, 2022 08:05:25 am

- Q1. **Full name:** Hamish Mitchell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

**Q13. Are there comments you would like to make about the landfill options?**

In the long term this is the best option. The concern that Wellington will run out of rubbish to keep the incinerator running is such a minor issue. We have the wider Wellington region and other regions which could contribute rubbish, not only keeping it running but also creating additional revenue. This removes the claim that environmental benefits would be reduced due to needing to use recyclable materials. The ability to generate energy from waste, and remove some of the carbon impacts from the current landfill model, is the only option that makes logical sense. Kicking the can down the road by another 20 years is insulting to future generations, and in stark contrast to the conscious image that Wellington City Council promotes. The council needs to consider the wider benefits to Wellingtonians, current and future.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** Neutral don't know

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** Don't know

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 337

**Login:** Registered

**Responded At:** May 04, 2022 21:06:02 pm

**Last Seen:** May 04, 2022 07:59:26 am

Q1. <b>Full name:</b>	Alice McCubbin-Howell
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I am submitting solely in relation to the proposed changes to the road encroachment fees. I am opposed to the recommended Options, both in terms of the interim measure and the indicated longer term option (Option 4). The key reason for my opposition is affordability. What seems to be entirely missing from the Council's review documentation is consideration of wider cost pressures currently faced by Wellingtonians. These cost pressures include: - Cost of living is soaring - Mortgage interests rate increases - Significantly increased RV valuations that will lead (presumably) to significant WCC rate increases from September 2022. The significant increase in RVs and accordingly WCC rates is particularly relevant to the encroachment review and has not been referred to in the documentation. We purchased our house at the end of 2017, approximately 4.5 years ago. At the time, the RV was \$380,000 and we were paying annual rates of \$2,270.43 or monthly instalments of \$189.25. The RV has since increased to \$680,000 and we are currently paying a total of \$3,643.13 a year or monthly instalments of \$388.81. The latest RV value (notified in September 2021) puts the RV at \$1,140,000. As I understand it, this increased RV will be reflected in our annual rates effective from September 2022. On any assessment, this is a huge increase in rates over a very short period of time. I have included the monthly breakdown because this gives a better indication of the implications for household budgets. It is against that background that the Council's recommended options for road encroachment fees seem particularly tone deaf. Even the proposed interim measure would double the current rate, effective immediately. The proposed longer term measure would (on average) at least double that again. This raises real affordability concerns which in my view have not been sufficiently identified and considered. I also note that what is proposed is hugely greater than the current fees charged in either Christchurch or Dunedin as outlined in the Council's review documentation (see paragraph 11). Overall, I recognise that some increase to encroachment fees is to be expected. However it is the quantum and immediacy of the proposed changes which I find deeply concerning. In my view the appropriate next steps would be: - If required, and as an interim measure, an increase to road encroachment fees, but at a significantly lower rate than the proposed 100% increase (noting as well that the current proposal is for this increase to have immediate effect) - Further analysis of an appropriate fee structure, which considers increased costs (particularly rates) to Wellington households. - A 'cap' on the amount that can be charged for a single/double garage. This would keep any fee increases proportionate to what we're actually talking about here - small, often extremely run down garages over which the Council has full rights to terminate the encroachment on a month's notice. Thank you for your consideration of my submission.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

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not answered



**Respondent No:** 338

**Login:** Registered

**Responded At:** May 04, 2022 22:31:38 pm

**Last Seen:** May 04, 2022 10:24:11 am

- Q1. **Full name:** David Bruce Hamill
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I see the advantages of a CHP and think they may outweigh the disadvantages provided appropriate services surround the social housing provision, however, I want to talk in an oral submission about the ongoing (even exacerbated problem of inequality of affordability over the short (even medium) term
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** not answered

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**Q20. Overall, do you support the proposed budget?** not answered

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**  
not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 339

**Login:** Registered

**Responded At:** May 04, 2022 22:55:12 pm

**Last Seen:** May 04, 2022 10:28:48 am

Q1. <b>Full name:</b>	Natalie Zhao
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I study in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Neutral don't know

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I strongly oppose an increase of encroachment licenses by a whopping 100%, that kind of price change is way too much and would never be accepted in any normal business (imagine if electricity companies doubles their prices). We bought a house just over a year ago thinking we knew roughly how much we would pay annually for rates and encroachment; doubling that is a ridiculous blow to our financial planning and every other house owner with an encroachment license. In addition the rates have already gone up a lot last year, and with the current record inflation most peoples personal finances are strained enough without yet another cost 'increase' by 100%.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 340

**Login:** Registered

**Responded At:** May 04, 2022 22:57:14 pm

**Last Seen:** May 04, 2022 10:50:00 am

Q1. <b>Full name:</b>	Gillmer Lotter
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I work in Wellington I am a visitor to Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Company or limited partnership
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Give to Housing NZ to manage
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Option 2 is nit sustainable and will add polution to air. Option 3 just does nit make sense as then you just move the issue. Option 1 is only logical one
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Stop Keep Wellington Moving and spend money on infrastructure like underground pipes	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 341

**Login:** Registered

**Responded At:** May 05, 2022 08:32:01 am

**Last Seen:** May 04, 2022 20:26:51 pm

- Q1. **Full name:** Bridget Brownlee
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Definitely NOT waste to energy incineration. I have read about it and for many reasons I do not want this option!

**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** not answered

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**Q20. Overall, do you support the proposed budget?** not answered

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 342

**Login:** Registered

**Responded At:** May 05, 2022 09:28:57 am

**Last Seen:** May 04, 2022 21:01:20 pm

- Q1. **Full name:** Wayne Wedderspoon
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- The extent of community housing responsibility, and the share, between local and central government is opaque at best. A separate entity should provide better accountability and transparency and allow councillors get on with allocating rates for the primary purposes for which they are collected.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**
- Pragmatically for the foreseeable future we will continue to need landfill. However this shouldn't stop efforts being made to plan and implement as resources allow for waste to energy incineration.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>In regard to cycle lanes, I lived in Berlin (Germany) from 2009 to 2017 and enjoyed cycling thousands of kilometres in and around the city. I had a folding bicycle that I took on trains to explore the wider environs. I miss cycling now because I consider it dangerous and impractical in Wellington. Further, when I observe a single biker grinding up Salamanca Road followed by a long line of cars and buses with no hope of passing, and no obvious solution to the problem, I despair. Promoting more cycling when there are strategic unmanaged bottlenecks is frustrating, and therefore dangerous, for all involved.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 343

**Login:** Registered

**Responded At:** May 05, 2022 09:55:11 am

**Last Seen:** May 04, 2022 21:52:34 pm

- Q1. **Full name:** David Morrison
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 344

**Login:** Registered

**Responded At:** May 05, 2022 13:27:46 pm

**Last Seen:** May 05, 2022 01:25:41 am

- Q1. **Full name:** Lucy Watson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 345

**Login:** Admin

**Responded At:** May 05, 2022 14:14:58 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** William John Dalgiesh
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support





**Respondent No:** 346

**Login:** Admin

**Responded At:** May 05, 2022 14:17:44 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Rowan Hatch
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** not answered
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I received a letter dated 7 April 2022 about the above subject. This letter was sent to all encroachment lease holders and, on reading it, I was quickly aware of the following: 1. The Wellington City Council's Road Encroachment and Sale Policy 2011 has not been reviewed for over ten years 2. The proposed increase would be 100%, which somehow was linked to land value 3. The massive increase was to help the Council's effort in reducing the burden on the other rate payers For a landlord with rental apartments with encroaching decks this did not make a good reading. Can you imagine what the reaction would be if I sent a letter/email to one of my tenants, who had been a tenant for ten years, saying "Sorry, but I have been sitting on my hands for the last ten years but I now propose to increase your rent by 100%." I think my tenant would be most unhappy and news media may have a "field day". I think Council should be responsible and apply the C.P.I. or similar index to arrive at a fair increase. I am also a WCC tenant at Evans Bay Marina where I lease two berths and a boat-shed from the Council. I receive annual increases which are reasonable. This year's increase is greater than previous years at 7% but I get good value for money. I visit this marina almost daily where I see many campervans and freedom campers parked up and I understand they pay WCC nothing for the use of this premium site facility. There has recently been installed a toilet block and elaborate landscaping there which must have cost the rate payers many thousands of dollars. I feel Council has unfairly targeted encroachment holders and should reconsider their approach to this massive price hike in encroachment fees.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 347

**Login:** Admin

**Responded At:** May 05, 2022 14:20:00 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Trish Gibbs
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Is this some sort of practical joke? In a time when inflation is through the roof, interest rates are going up, rates are going up, petrol is going up, infact everything is going up and you think this is a suitable time to DOUBLE the encroachment fees. What an absolute joke the WCC is. You can get lost we don't want this lease anymore we'll park our cars on the street and you can do what you want with the minute space we have.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 348

**Login:** Admin

**Responded At:** May 05, 2022 14:20:43 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Aubrey Hann
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I have tried to give this feedback on line as suggested in your letter - however there is no mention of the proposed encroachment cost increases so will do this as an email to you. As instructed I have "read this letter carefully". It is apparent that Council and presumably its relevant officers, in times of lockdowns, Covid 19 pandemic, Russian wars, worldwide economic downturn, nz economic worries, rampant inflation, and a very large proportion of our population struggling to cope financially, wish to add to New Zealanders misery by not just increasing costs but DOUBLING those costs!! I strongly suggest that Council look very carefully at its options and priorities to show some care for its citizens. For me I will be removing the 2 small camelia bushes from the encroachment area and cancelling the encroachment license. the old adage "GREEDY GREEDY MAKES A HUNGRY PUPPY"

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 349

**Login:** Admin

**Responded At:** May 05, 2022 14:22:02 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Andrew Swain
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Thank you for the invitation to give feedback on the proposed increase in encroachment charges. It is important to say that irrespective of the fee structure that you mention, there have been increases in encroachment charges over the past 10 years. I attach an example of one such notice. At the present time, an increase in encroachment charges is totally inappropriate for us as the garages for [Redacted] all have water contamination from leaking pipes in the properties above. This is causing water to stagnate with resulting damage to both walls and contents. Despite our repeated calls and visits to WCC over several weeks, no action has been taken to stem the water leaks originating from other properties, even though running water can be heard and is visible in pools on the public footpath. The state of these encroachments must be considered when a review of fees is being proposed.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 350

**Login:** Admin

**Responded At:** May 05, 2022 14:22:48 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Marc Piercy
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We are concerned about the proposed increase in encroachment fees as we feel it takes no account of situations like ours where access to properties is needed via encroachment land and there are no alternatives. Your proposed policy states that the current fees do not reflect the significantly increased land value in the past 10 years and that the Council will seek to make an economic return from encroachment land where appropriate. But this ignores the fact that in many situations this is immaterial as nothing can be done with the land in any event other than to gain access to properties. We would urge you to take such factors into account before making any final decisions.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 351

**Login:** Admin

**Responded At:** May 05, 2022 14:23:53 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Mark Pierson
Q2. <b>Phone number:</b>	[REDACTED]
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I have received notification of annual rental rates for road encroachment. The letter invited submissions to be completed on a submission form. I have tried to find said submission form on the website but am unable to find it. I would also like to give an oral submission to Councillors. Can you please send a link to the form. I am very upset by the proposed increase - how WCC even think it's OK to increase encroachment rates by 100% is beyond me. I'm certain that if I was to increase any of my charges by 100% there would be a public outcry. The cost of living is sky-rocketing at present and this is just another ridiculous increase that is unjustifiable. In the past annual increases have been made which were along the same charge as home property rates. Whilst, I think there have been times that these charges were excessive, they were nothing like this. I hope the council can see reason and come to a reasonable conclusion and not overcharge Wellington ratepayers.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 352

**Login:** Admin

**Responded At:** May 05, 2022 14:26:16 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Andrew Lawson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

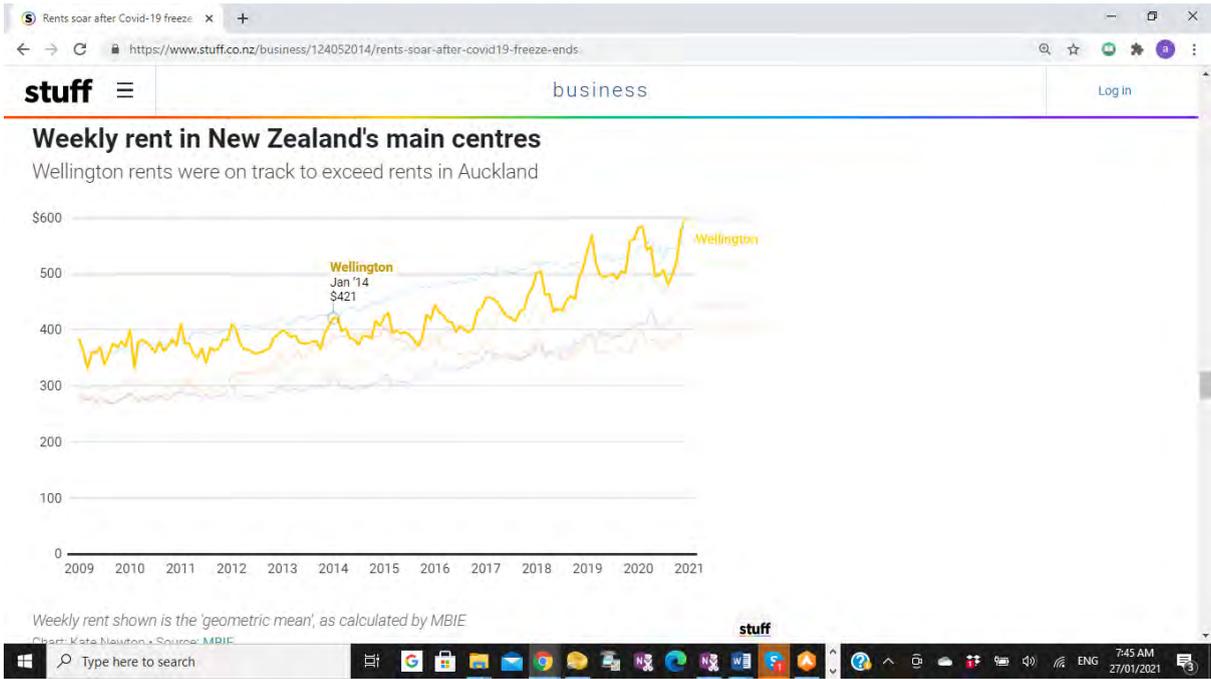
I am writing regarding the current proposal to increase encroachment fees by 100% from \$13.33/M2 to \$26.66/m2. I must apologise for not using a specific form for this submission as i couldn't see one at the location <https://www.letstalk.wellington.govt.nz>, where the letter invited me to make a submission. I have attached a table showing rental increases in Wellington since 2009. It is my view that rental increases should most fairly be linked to this index. Since the last review of encroachment fees in 2011 rentals in Wellington have increased from a mean of around \$400 per week to around \$600 per week, an increase of 50%. This suggests that it would be appropriate to increase encroachment fees by 50%, so the fee would increase to \$20/m2. Any increase above this would be excessive.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

██  
██  
██  
██













**Respondent No:** 353

**Login:** Admin

**Responded At:** May 05, 2022 14:26:52 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Jamie White
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I would like to respond to the recent letter of proposed increase in the encroachment fee. It mentions in the letter that the proposal to double the encroachment fee means in the next fiscal year we will have to pay something like \$1600. In the letter it mentions the council seeks to make a profit off the land. However, to increase the fee by 50% in one year is likely to be seen as "unfair" and "unreasonable". Can you please let me know how WCC came to this amount? Is there some analysis behind it? Fiscal irresponsibility isn't a good reason to increase this fee to astronomical amounts. The rates in Wellington have already gone up a huge amount since WCC reissued RV's on houses at the peak of the housing market, subsequently a market that is in reversal with rates likely to be based on an RV that is higher than the market price of a house. Please consider making an 'fair' and 'reasonable' increase in the encroachments fees based on historical increase models. It is unlikely that the value of land in Wellington has gone up by 50% in the last year.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 354

**Login:** Admin

**Responded At:** May 05, 2022 14:28:20 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Sam Thompson
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

My name is Sam Thompson from [redacted] I recently opened your letter regarding the proposal to increase the fee's. I had to laugh because at first I thought you were taking the piss to double my fee's, it is already laughable the amount that you charge and now you want to increase this to a value of close to 2k, thank you for the laugh. I am already disappointed with what I have to pay and am already contemplating taking the fence down so I will only need to pay a fraction of what I currently have to pay, if you do this insane increase the fence will come down the next day and you will actually make less from me from this proposal by doing nothing differently. Stupid proposals to generate more money will actually make you less and this shows how out of touch you all are with the community. And to make this even more of a joke I heard today that you are wanting to spend more on cycle ways!! My goodness, the water pipes need fixing this should be your priority! Focus on key infrastructure and stop wasting rate payers money, I bet you wouldn't spend your own money like this. Quit with your stupid pet projects and do what actually matters to the community and focus on what needs attention, not some stupid project that you feel you will get to pat yourself on the back for. Happy to discuss further if you wish in a more constructive manner and I will be more diplomatic with how I communicate.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 355

**Login:** Admin

**Responded At:** May 05, 2022 14:33:49 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Karina Owens
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I support an increase in encroachment charges but not to the RV of the adjoining property. In our case most of the encroachment land we pay for is mostly unusable steep bank, access from the road and a garage. The council already get the benefit of increased rates of the adjoining property. The Encroachment does not add any capital value if the adjoining property is sold. We already incur extra cost in maintaining the area that is not recognised. The increase should be a general increase Wellington wide. It is inequitable to assume that just because a home owner has ended up a suburb that has got expensive over time that their income can support all these extra fees. For example I am an artist and do not earn very much at all. The Council need to consider that as home owners get older and their income reduces they will be forced to give up the encroachment or sell their property. I support as an option the council selling or offering the land to the encroachment holder and then they can be charged the normal RV rates on said land. Thank You

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



**Respondent No:** 356

**Login:** Admin

**Responded At:** May 05, 2022 14:38:01 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Jayden Mudge
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The main piece of feedback I'd like to provide is regarding encroachment fees. My property currently has a minor encroachment, roughly 1m<sup>2</sup>. Every year we are paying a small encroachment fee and a large administration fee for this encroachment. Since the corner of our garage is built on this encroachment, the odds of us ever not wanting to renew this encroachment are slim to none. So what I would like to see is an option to pay for several years of an encroachment in one go - with only one set of admin fees. I am perfectly happy to pay double the encroachment fee under the new proposal, but the admin fee makes up the bulk of the charge and shouldn't be required on an annual basis when the nature of our encroachment isn't likely to change for the foreseeable future.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 357

**Login:** Registered

**Responded At:** May 05, 2022 14:43:13 pm

**Last Seen:** May 05, 2022 02:04:48 am

- Q1. **Full name:** Micky Cave
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

Living in Wellington I LOVE the access to the Southern Landfill when needing to "take stuff to the Tip" (general and green waste) including accessing the Tip Shop for giving goods for recycling, plus the other recycling facilities. The facility is excellent and life and the local environment would be worse if no facility existed locally. (I did wonder whether the 'general waste' tip fees should be reduced as being so costly now may increase dumping incentives; but I also recognise user pays that funds the facilities and am able to pay). The priority is for the upgrade to be done while minimising effects on local residents and that has been considered.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

---

**Q17. Increasing encroachment licence fees to better reflect their value** Support

---

**Q18. Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

---

**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

---

**Q20. Overall, do you support the proposed budget?** I support the proposed budget

---

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Much as I think an 8.9% rate increase is alarming for rate payers (I did not know the cost is nearly \$9 per resident, per day!), I generally support the Council's aims. In the question about the environmental and accessibility fund, I support expenditure on the accessibility aspect. Is there anything in the Council plan to remediate Mount Victoria from that dreadful invasive plant "Wandering Dew" Tradescantia fluminensis?. In my 16 years in Hataitai I can see that weed is systematically smothering the grasses on all the banks of Mount Vic.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 358

**Login:** Registered

**Responded At:** May 05, 2022 16:13:23 pm

**Last Seen:** May 05, 2022 03:50:36 am

- Q1. **Full name:** Yanhong Han
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Hope the council officers can consider people's unstable current incoming status during the pandemic, people are going through really hardships for life. But all kinds of rates are increasing every year. Please DO NOT double the encroachment fee the coming year.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 359

**Login:** Registered

**Responded At:** May 05, 2022 17:00:58 pm

**Last Seen:** May 05, 2022 04:46:06 am

- Q1. **Full name:** Gustavo Adolfo prieto palomino
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I live in Wellington  
I work in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Am waiting alot like 3 year ago & yet am not had my hause.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Understand
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
No just I wanna apply for my house I had daughter & need live whit hir pls I need help	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 360

**Login:** Registered

**Responded At:** May 05, 2022 17:12:39 pm

**Last Seen:** May 05, 2022 05:02:59 am

Q1. <b>Full name:</b>	Libby Kemp
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Company or limited partnership
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	None
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	None
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

---

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

---

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

---

Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

If Council intends increasing the encroachment license fee 100% (!) for airspace in particular balconies then it needs to more scrupulously cull the pigeons that roost on the balconies - in particular the pigeon cull of birds roosting underneath The Terrace motorway where the WCC covered and open carpark areas exist. Pigeons are messing continuously on the 154 The Terrace Atrium Towers balconies that face the motorway. I am opposed to a 100% increase regardless, but if WCC approves this increase then it needs to manage the space we rent!

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 361

**Login:** Registered

**Responded At:** May 05, 2022 17:19:13 pm

**Last Seen:** May 05, 2022 04:46:55 am

- Q1. **Full name:** Kang Liu
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I'm here to have a say on 'Increasing encroachment licence fees', an 100% increase is outrageous! Seriously? Considering the bad economic during the past few years since Labour got in, and probably going to get even worse in another few years time, a none stop increase of cost of living, New Zealand has become one of the most expensive country to live in, especially Wellington, all houses Rates are going up, insurance is going up, even food, electricity, gas, internet, the list goes onnnnnn! (Don't have to mention the pandemic) Not just me as an individual, but a lot of property owners, hard working people, spend all our life savings to buy a decent house, but now you want to DOUBLE the encroachment fees, I strongly disagree. What does this even mean? Just making the public as a money machine, we don't even print money! I've lived in Wellington for more than a decade, and loved the secenary and people, so please seriously reconsider this decision, we would love to continue living in this beautiful city if we can afford it!</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 362

**Login:** Registered

**Responded At:** May 05, 2022 18:28:30 pm

**Last Seen:** May 05, 2022 06:21:54 am

- Q1. **Full name:** Hsin L
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 363

**Login:** Registered

**Responded At:** May 05, 2022 18:34:12 pm

**Last Seen:** May 05, 2022 05:53:52 am

- Q1. **Full name:** Devin Reed
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

Q13. **Are there comments you would like to make about the landfill options?**

I understand the need for a landfill to handle residual waste in the city, and why this is preferable to other options. However, the current landfill does generate negative health impacts on the Owhiro stream's ecology and its surrounding community. These issues must be addressed in the landfill extension plan. I'm also in big support of WCC's efforts to reduce our waste output as a city, particularly exploring options such as municipal compost collection.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 364

**Login:** Registered

**Responded At:** May 05, 2022 18:47:16 pm

**Last Seen:** May 05, 2022 06:44:07 am

Q1. <b>Full name:</b>	Joanna Li
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	IRRS4ALL is the only way to go for the future of city housing!
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 365

**Login:** Registered

**Responded At:** May 05, 2022 20:52:19 pm

**Last Seen:** May 05, 2022 08:31:44 am

- Q1. **Full name:** John Richard Randerson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
No
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
Recycle methane gas
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
ENCROACHMENT FEES: A review after 19 years is reasonable but some of the arguments are specious (eg airspace and soil subsidence). BOTTOM LINE: we pay about \$460pa. An increase to, say. \$750pa would seem reasonable. Beyond that is price-gouging based on fancy argumentation.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 366

**Login:** Registered

**Responded At:** May 05, 2022 21:00:21 pm

**Last Seen:** May 05, 2022 08:06:04 am

- Q1. **Full name:** Peter Kerr
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I object to the proposed changes to the annual rental fees for road encroachment. The increase (or decrease) in land values is not a valid reason to consequently alter the fee. The land value of an adjacent land title is unrelated to the presence of road reserve on the boundary. Your letter of 7 April 2022 "Consultation on the proposed changes to annual rental fees for road encroachment", proposing the changes errs when it refers to "recognizing that road reserve land is Council-owned land"; it is vested by the Crown as legal road and as such is administered by the council, not owned. Regarding the Council's proposals for change to the encroachment fee, I submit the following: (1) that the Council retains the current fee structure for the encroachment licence that is outlined in the Policy of 2011. The fee should be altered yearly based on the current annual rate of inflation. Varying the General Rate best represents the means by which the Council should exercise its stewardship of the City's financial state. (2) that the setting of the road encroachment fee based on the rateable land value of an adjoining property, as proposed for the 2024/2033 Long Term Plan be abandoned. It is as there is no direct correlation between road reserve status and the rateable value of an adjacent land title. The encroachment represents an agreement to use road reserve so long as it does not conflict with any roading purpose the Council may have, either presently or in the future. (3) that the Council ought seriously consider that a road encroachment may in some cases constitute an investment or contribution by the owner to maintain an area of road that is otherwise neglected. (My own situation is a case in point). As such, some encroachment licence holders make a planting/landscaping/weeding contribution to the road reserve for which no compensation is sought from the Council. In conclusion, the Council's proposed changes to encroachment fees on road reserve lack logic, have been reached without understanding the independent relationship of road reserve and land title values. The proposal deserves to be abandoned. I would be grateful if you would look kindly on this submission. Sincerely, Peter Kerr</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 367

**Login:** Registered

**Responded At:** May 05, 2022 22:00:00 pm

**Last Seen:** May 05, 2022 09:54:55 am

- Q1. **Full name:** justin chou
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** None of these options
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
I strongly oppose the change to increase encroachment fee, Council should help saving individual's living cost amongst huge inflation and housing cost. NOT ADDING MORE FEE! Council rate has already increased putting wellington residents at extreme living crisis	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 368

**Login:** Registered

**Responded At:** May 05, 2022 22:22:26 pm

**Last Seen:** May 05, 2022 10:08:08 am

- Q1. **Full name:** Sahar chou
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I have had previously meeting with Wellington city council only last year to purchase the council land which its already included in my fence to build a car pad I was reassured that land will not be touched or priced for another 30-50years, as it has been free to this date. The transport agency person who also lives in karori also reassured us of this matter, so we did not proceed with the purchase, now we half way through our Reno and we have ask not only paying but at the high rate of \$26 per square meter. We all already suffering from everything. PLEASE DO NOT INCREASE OUR ENCROACHMENT FEE.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 369

**Login:** Registered

**Responded At:** May 06, 2022 08:28:11 am

**Last Seen:** May 05, 2022 20:23:27 pm

Q1. <b>Full name:</b>	David Xu
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option C: Leasehold CHP with narrow responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 370

**Login:** Registered

**Responded At:** May 06, 2022 08:39:55 am

**Last Seen:** May 05, 2022 01:39:04 am

- Q1. **Full name:** Caryl Ann Woodbridge
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Roseneath Residents Association
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 371

**Login:** Registered

**Responded At:** May 06, 2022 08:43:36 am

**Last Seen:** May 05, 2022 20:38:29 pm

- Q1. **Full name:** Bridget Lewis
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Give it to local government and stop increasing our rates for projects that should not be being managed by the Council.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

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Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Stop WASTING tax payer money on "vanity projects" and other "nice to haves".. FIX THE CITY and actually listen to the people who's money you are spending. Currently there is little support for the council due to the stupid decisions being made around spending in this city. Ugly pointless art, dumb crossings across SH1, MORE cyclelanes. Its madness.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 372

**Login:** Registered

**Responded At:** May 06, 2022 08:55:02 am

**Last Seen:** May 05, 2022 20:49:44 pm

- Q1. **Full name:** Jacob
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The suggestion to increase encroachment fees by doubling them all at once is tone deaf for rate payers already under financial stress. Rates were excessively increased last year and this proposal aligns at a time when valuations were at an unsustainable high point. To then use that as a basis for increasing encroachment valuations is cynical at best. Instead of increasing the fees in one big hit - why not increase them incrementally over a 5 year period (20% per year) this would be far more palatable and easier to consume.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 373

**Login:** Admin

**Responded At:** May 06, 2022 09:50:46 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Alex L Aquini
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 374

**Login:** Admin

**Responded At:** May 06, 2022 09:52:04 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	David Luaseuta
Q2. <b>Phone number:</b>	[REDACTED]
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 375

**Login:** Admin

**Responded At:** May 06, 2022 09:53:19 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Neil Francis Hennessy
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 376

**Login:** Admin

**Responded At:** May 06, 2022 09:54:26 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Meredith Parkin
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

---

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 377

**Login:** Admin

**Responded At:** May 06, 2022 09:56:15 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Maryanne Hussein
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  I like the decisions, fees, and user charges changes	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 378

**Login:** Admin

**Responded At:** May 06, 2022 09:58:02 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Aoi Toroca
Q2. <b>Phone number:</b>	[REDACTED]
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 379

**Login:** Admin

**Responded At:** May 06, 2022 09:59:21 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Ronald William Sterry
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 380

**Login:** Admin

**Responded At:** May 06, 2022 10:00:14 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Lulu Feleti Vito
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 381

**Login:** Admin

**Responded At:** May 06, 2022 10:01:24 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Idul Nisha Oussov
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 382

**Login:** Admin

**Responded At:** May 06, 2022 10:02:25 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Linus Williams
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Also selected Waste to Energy Incineration
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 383

**Login:** Admin

**Responded At:** May 06, 2022 10:03:43 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Christopher Eden
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 384

**Login:** Admin

**Responded At:** May 06, 2022 10:05:15 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	James Colin Burns
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	
	Is there other options? I dont wish it to go into private hands or rate payers footing the bill
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	
	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 385

**Login:** Admin

**Responded At:** May 06, 2022 10:05:55 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Peter James Douglas Simpson
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 386

**Login:** Admin

**Responded At:** May 06, 2022 10:06:48 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Zai Gan Li
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 387

**Login:** Admin

**Responded At:** May 06, 2022 10:12:01 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Charlene Kowalski
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Can you please give priority to providing covered bus shelters with seats in the following locations: 1) New bus stop on grant road. (I was dismayed to see an elderly woman clinging to the bus pole yesterday so that she did not fall over whilst waiting for the bus) 2) Both sides on park street 3) Outside 'Farmers' on Lambton Quay. Elderly people who have access to medical facilities and who cannot drive to use these stops. They need covered seating put in as a priority for their safety. I have asked for 2 years for a covered seat to be placed outside farmers on Lambton Quay also, as I have seen elderly people struggling to stand when it is raining, holding groceries etc. Please give this priority on the Annual Plan. Improving water quality of our rivers, streams and sea is the other most important priority.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 388

**Login:** Admin

**Responded At:** May 06, 2022 10:12:46 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Kristin Renner
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 389

**Login:** Admin

**Responded At:** May 06, 2022 12:47:04 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Peter McMenamin
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

My opposition is solely in relation to the proposed changes to annual rental fees for road encroachment insofar as they relate to exterior decks on multi storey residential apartment buildings. These structures which occupy airspace are an entirely different animal compared to garage encroachments for cars on ground level and do not warrant the same treatment because they do not in any way reduce or interfere with the use of the street by vehicles or by pedestrians. To propose doubling the current fee is quite arbitrary and without rational justification. My wife and I live in [redacted]. There are 28 balconies on the [redacted] and 24 balconies on the [redacted] frontage. All intrude to a minor extent (our deck measures 4.150 metres wide and 1.750 metres deep) into the airspace in both streets, far above traffic and pedestrians. Neither of those aspects is in any way impacted by the presence of the balconies in the same way as, for example, a garage on the ground or tables and chairs of a cafe. There is no maintenance cost to the Council, and the imposition of fees on residential owners is purely and simply a revenue gathering exercise. A good number of the apartment owners (myself included) are retired and an increase in the licence fee of 100% is less than welcome for obvious reasons. It is sheer sophistry for Shu Huang to maintain in his letter of 7 April 2022 that the increase will "seek to make an economic return from this investment where appropriate" in relation to high level balconies which in no way impinge on the use of the street.. That letter also refers to increase the lease fee by 100% "... from 1 July 2022 to reflect the added property value to the lease holders". No valuation data is given by way of justification, and in my opinion it would be almost impossible to quantify, The value of the apartments has risen as have most residential properties over the last 10 years, but this is reflected in the rates that we pay for both the apartment and our carpark. The Council may need additional revenue to fund public services and to fulfil its statutory obligations, but this should be borne by the community as a whole rather than by targeting ratepayers whose balconies happen to intrude into Council owned airspace at no cost to the Council.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered



**Respondent No:** 390

**Login:** Admin

**Responded At:** May 06, 2022 12:48:20 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Benjamin Carpenter
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>We should do the incineration option. It seems like a step forward whereas just expanding the landfill doesn't seem to be visionary or moving the game on at all, it's just a stop-gap. Also I'd prefer something that contributes to less rubbish in Owhiro Bay and stream. As for comments re waste minimisation- I think that's going to take a really long time to make any headway on, if at all much - so I don't think the comments re that and incineration option are that relevant.</p>

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**  
not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 391

**Login:** Admin

**Responded At:** May 06, 2022 12:51:36 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Dipa and Punitkumar Patel
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Namaste councillors, We are writing this submission to give feedback on the proposed encroachment increase. Our current encroachment is for 65m2. The current charge for this encroachment is \$13.33 per m2 \$866.45 plus GST which equalled to \$996.45 in my last invoice. The proposal is to increase this to \$26.66 per m2 \$1732.90 plus GST which is really unaffordable for us. Our rates for this property is \$3823.04. If the proposal gets approved we will be paying the council nearly \$6000 per year which includes rates and encroachment. To give you some background information. We are both immigrants to Aotearoa. This house is our only roots for our family in Aotearoa which both me and my husband worked very hard to establish. We have four generations living under our roof - me, my husband, our children aged 6 and 2, my mother and my elderly grandmother. My husband (grocery assistant at a supermarket) and I (administrator at a medical practice) both work long hours to be able to sustain what we have on our very average wages. Due to covid my mum lost her job and has been unable to find work due to her limited English and lack of experience. It is already very hard for us to come up with \$4819.49 for our encroachment and rates per year. Not sure what we will have to go without in the coming year to be able to pay the extra \$1000. This will simply be unaffordable. We really don't want to be forced into a situation to consider selling our house because rent in Wellington for us is also unaffordable. We have discussed removing our fences and moving our letterboxes on to our own property. This would mean an unfenced section with little children running around. We are too frightened to remove the fence in the short-term because a moment of inattention could see their youngest on the road in the blink of an eye. In addition, traffic travels very fast up and down the hill past their house, and we are also worried about traffic coming off the road and crashing into their house or children. We thank you for taking your time to read our submission. Regards, Dipa and Punikumar Patel

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 392

**Login:** Admin

**Responded At:** May 06, 2022 13:41:17 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Daniel Gray
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

While I understand that land values have gone up, a doubling of the fee seems a bit steep. My employer doesn't seem to have doubled my salary at any time in the past and things are already getting very tight. If we can please keep the increase of the rate to a minimum that would be appreciated.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 393

**Login:** Registered

**Responded At:** May 06, 2022 13:43:18 pm

**Last Seen:** May 06, 2022 01:19:49 am

- Q1. **Full name:** Elaine Wendy Turner
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
<p data-bbox="148 918 1460 996"><b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 1008 1460 1131">I am objecting to the proposed increase to the Encroachment License Fee. It is very unfair to charge for the use of a small piece of land and then expect the owner to pay a large amount of money to clear and maintain the remaining section of that land.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 394

**Login:** Admin

**Responded At:** May 06, 2022 13:43:28 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Athena Micallef
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

My encroachment fee at [redacted] has gone up in the last few years. Why are we not voting on these decisions. Inflation is at a record high, our rates in Wellington are extremely high and our salaries have not gone up at all to reflect this. Interest rates have gone up. I am not sure who makes these decisions but there is not much consideration given to affordability. I find it offensive that we even have to pay for parking permits on the street to park outside our houses.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 395

**Login:** Admin

**Responded At:** May 06, 2022 13:44:07 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	John Jacob
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The WCC can't just double prices as will !! Totally out of touch – I may understand increases which we have been having – 100% increase is farcical !!

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 396

**Login:** Admin

**Responded At:** May 06, 2022 13:45:21 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Paul Michalik
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Local authorities are not entitled to exploit those assets for maximum return. While they are entitled to charge fees for providing services, including for private access to publicly-owned assets, those fees are not permitted to exceed the reasonable cost to the local authority of providing the service. To simply double these charges in order to reduce rates increases unfairly shifts the burden of a portion of Council's general expenditure onto affected encroachment licence holders. ... this is simply outside Council's powers and is directly contrary to section 150(4) of the LGA 2002 and cannot proceed. While there is undoubtedly a large burden of infrastructure spending that is about to fall on Council due to the under investment over many generations in our water and roading systems, that is a burden Council is lawfully obliged to front up in terms of general rates funding, and cannot seek to manage through increases to encroachment licence fees.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 397

**Login:** Admin

**Responded At:** May 06, 2022 13:47:09 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Chris Barker and Adele Singleton
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We are ratepayers in Wellington City and own two units in the [redacted] Both of these properties have small balconies that sit above the footpath on [redacted] below. In recognition of this encroachment above Council-owned land, we pay annual encroachment fees to WCC. On 7 April 2022, we were advised that the encroachment fees that we pay will increase by 100% (that is, double) with effect from 1 July 2022. We accept that one of the principles of the Council's Encroachment Policy is that the Council "will seek to make an economic return from this asset where appropriate." However, we question whether now is an 'appropriate' time for the WCC to increase encroachment fees (and by 100%) when the cost of living is rising exponentially and families are facing significant cost pressures. We appreciate that these fees have not been raised for several years, but suggest that a smaller increase would be more appropriate. Further, we note that WCC is proposing to "consider setting the road encroachment fee based on the individual rateable land value of the adjoining property in the 2024/33 Long Term Plan."<sup>3</sup> We hope that, if Council decides to consider this, we and other affected property owners will be given the opportunity to be consulted. We do not wish to make an oral submission. If WCC intends to publish submissions, we respectfully ask that our personal contact details (address and email) are redacted before making our submission publicly available.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 398

**Login:** Admin

**Responded At:** May 06, 2022 13:48:50 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Cheryl Burton
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I cannot believe you are doing this. I have just applied and been approved as I have had no input from the council regarding the upkeep of the land in front of my house. It is not tidy and I have had to pay to get the certificate, after a lot of hard work. I was planning to tidy it up myself at a cost, but if you are going to charge then I think you should pay!! The land is essentially a council financial burden, which you are passing on to us the property owners, as the council contributes nothing to the maintenance of their land, and have not done so!!! If you seek to make the relationship between the council and property owners more of a financial one, then the council should be accepting the financial burden of fence, lawn and garden maintenance for what is actually council land in my case!! Essentially you get these services for free, charging property owners even more is irresponsible and nothing more than gouging the very people the council is supposed to be supporting. Please take note of this and do not double the fees, or by all means double them and pay the thousands of dollars I was going to pay myself to tidy up the land in front of my house .....

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 399

**Login:** Admin

**Responded At:** May 06, 2022 13:49:42 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Catherine Gibbs
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending** not answered

**on street paid parking time limits on Friday and Saturday evenings.**

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Q16. **A \$20m Environmental and Accessibility** not answered

**Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.**

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Q17. **Increasing encroachment licence fees to better** Do not support

**reflect their value**

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Q18. **Additional funding for a full upgrade to** not answered

**Khandallah summer pool**

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Q19. **Removal of all library charges to remove** not answered

**barriers to accessing council libraries**

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

100% fee increase for encroachment is not fair or equitable. We have a garage where we charge up an electric car and we pay approx \$ 700 annually. This will rise to \$ 1500 . No where else can charge and/ or justify a 100% increase. We also have to maintain the area that we cannot use as it is council land. By having a garage we take a car off the road which is narrow and a bus route. We already pay a large amount in rates and again I think linking the encroachment fee to rates feels like an easy money grab for the council.

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Q22. **You can attach any other document supporting** not answered

**your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

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**Respondent No:** 400

**Login:** Admin

**Responded At:** May 06, 2022 13:50:49 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Gavin Jones
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

This proposal is just ridiculous We would have never have purchased our first home if we knew there was a 100% increase, we consulted with you prior to the purchase of the property. 1. We were not told by you of any increase when we contacted you earlier in the year before purchasing the property. 2. 100% increase is not in line with the current rate of inflation 3. The road reserve has never been maintained and has slope stability issues 4. We have had to pay good money to clear this area of rubbish dumped on this area and clear all the overgrown, dead vegetation We will not accept this increase and will seek legal advice and will be writing to you in due course If this unjust increase is applied, we will have to sell the property We will seek to recover any losses incurred on the property if this rate increase makes the property unsellable or forces the property value down in any way Also, your letter has been forward Fair Go TV show

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 401

**Login:** Admin

**Responded At:** May 06, 2022 14:00:11 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Jerry Herewini
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 402

**Login:** Admin

**Responded At:** May 06, 2022 14:02:12 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Ashley J
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	As long as its affordable eg rent, and the build is up to the healthy homes standard
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Budget should also included Social housing as some council flats need upgrades since 1970s	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 403

**Login:** Registered

**Responded At:** May 06, 2022 15:32:05 pm

**Last Seen:** May 06, 2022 03:10:52 am

- Q1. **Full name:** Brian Keith Smith
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
<p data-bbox="148 907 1460 996"><b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 1008 1460 1220">Encroachment increase proposed is 75 percent! Compare this with govt super increase of approx 3 percent! 22percent rates increase over 2 yrs is challenging enough. Garaging of our vehicle on our very narrow road helps improve safety. less than 3m residual road width creates serious safety issues when cars are parked on the road. More than 100 vehicles park on a street with only 200 residences. What are the comparable price increases planned for resident Parking? Road Reserve is tendered by myself and provides good habitat for native birds - IE. No cost to council.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 404

**Login:** Registered

**Responded At:** May 06, 2022 15:42:27 pm

**Last Seen:** May 06, 2022 03:31:31 am

- Q1. **Full name:** Roxy Coervers
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Housing for our most vulnerable must be a priority. Ensuring safe, warm and appropriate housing for all will greatly increase quiet rates in Pōneke
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

**Q13. Are there comments you would like to make about the landfill options?**

Climate change is real and we are seeing the impacts now. Reducing waste and environmental impact must be prioritised. The waste to incineration scheme can continue to meet its minimum targets by importing waste from neighbouring regions in the event that Pōneke is able to reduce output to sub 70,000 tonnes which will further benefit the environment and produce greater opportunity for sustainable energy generation for the capital. This is an investment in future health and sustainability while the other presented options are just shifting the issue 20 years down the line or into someone else's backyard. Waste minimisation and energy generation go hand in hand and this can be a harmonious solution to reducing waste through the wider Wellington regions which benefits us all.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** Neutral don't know

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

---

**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

---

**Q20. Overall, do you support the proposed budget?** Neutral

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 405

**Login:** Registered

**Responded At:** May 06, 2022 16:27:17 pm

**Last Seen:** May 06, 2022 04:15:55 am

Q1. **Full name:** Ingrid Downey

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?**

Individual

Q4. **Please name your organisation**

not answered

Q5. **Are you a City Housing tenant?**

No

Q6. **What is your connection to Wellington? (tick all that apply)**

I am a Wellington City Council ratepayer

I live in Wellington

I work in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?**

No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Establish a Community Housing Provider

Q9. **If the Council did establish a Community Housing Provider, which option do you support?**

Option B: Leasehold CHP with broad responsibilities

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

Community Trust

Q11. **Are there comments you would like to make about the changes to city housing options?**

There are a number of CHPs operating in Wellington City and deserve to be supported. I suggest that once this new CHP is formed and on its feet, the WCC set aside the leasing income from the City Housing Assets to hold in a contestable fund open to all CHPs operating in Wellington City Council. This will support true community housing, by supporting a diverse range of providers, all working for the good of Wellington - specifically for the good of individuals and families who want to live in Wellington but are not served by the current housing market. Community organisations are worth supporting in all their variety. As an example, funding could be granted to registered CHPs building in Wellington for:

- o Paying their Development Contribution
- o Assisting with additional planning staff resources or even discounts as they go through the consenting process
- o Designing climate change, sustainability and accessibility details in new homes they are building in Wellington.

Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 406

**Login:** Registered

**Responded At:** May 06, 2022 18:06:30 pm

**Last Seen:** May 06, 2022 05:44:20 am

- Q1. **Full name:** Hamid Majdi Sorkhabi
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 407

**Login:** Registered

**Responded At:** May 06, 2022 19:35:55 pm

**Last Seen:** May 06, 2022 07:25:41 am

Q1. <b>Full name:</b>	Denise Fox
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Provide for a CHO separate from Kainga Ora. We need a variety of providers to keep the standard up.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>Continue innovative ways to recycle and reuse</p>
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Listen to the En Suburbs people and provide an over bridge. You have already created a bottleneck for a large number of residents in the area. I'm not opposed to safe bike lanes but there is no provision for those who are disabled and need to use cars. Recently I tried to park in Miramar to take bus to hospital appointment. I could not get a park and so missed hospital appointment. Your idealistic decisions are not mindful of human reality and create other social problems</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 408

**Login:** Registered

**Responded At:** May 06, 2022 22:34:52 pm

**Last Seen:** May 06, 2022 10:27:31 am

- Q1. **Full name:** Suzy
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
We do not feel that a 100% increase is proportionate or reasonable given current economic climate and falling land values in Wellington.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 409

**Login:** Registered

**Responded At:** May 07, 2022 09:44:55 am

**Last Seen:** May 06, 2022 21:39:19 pm

- Q1. **Full name:** Caro Robertson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** None of these options
- Q13. **Are there comments you would like to make about the landfill options?**  
I would support a new landfill on top of existing if all efforts were made to separate waste streams including compost so that only the absolute minimum waste goes into the landfill.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The encroachment fee increase logic is not sound. The value of land has gone up due to Aotearoa having no capital gains tax, and international banking policy of overlending leading to high land prices. There is no additional current financing cost to council in owning this land and thus increasing rental costs based on land values is rent gathering and not justified as a service provision.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 410

**Login:** Registered

**Responded At:** May 07, 2022 10:51:35 am

**Last Seen:** May 06, 2022 22:46:53 pm

- Q1. **Full name:** Matt Dunn
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>My comment on the plan regards only the encroachment fees. The council policy on fees states “residential annual rental fees will be adjusted annually... and reviewed every three years”. Obviously, this has not been done for a long time. If an increase had been done more gradually it would have been easier to budget, and bear. To double the encroachment fee in one step is a large change. At a time when cost of living is increasing at an exceptional rate, to the extent that central government is stepping in, it is obviously unwelcome and poorly timed from the council. It would have been more considerate to make any necessary increase over two or three years, rather than in a single step. I will accept an increase to encroachments fees because, as was said, they have not increased for many years. What I object to and think is not reasonable is the way in which it is being done. The consultation point to “consider setting the fee based on individual ratable land value” provides no details of method or implications. As a result, it isn't possible to comment on this, and I don't see how the council can consider this current consultation to cover that third point.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 411

**Login:** Registered

**Responded At:** May 07, 2022 13:06:59 pm

**Last Seen:** May 07, 2022 01:03:49 am

Q1. <b>Full name:</b>	Claire Cairns
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Increasing encroachment fees by 100% in the current environment is unfair. Perhaps working with the households that lease the land so they can purchase it could be considered? Or at the very least increases to fees over time not one huge whack</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 412

**Login:** Registered

**Responded At:** May 07, 2022 13:21:51 pm

**Last Seen:** May 07, 2022 01:09:22 am

- Q1. **Full name:** Frances Helen Russell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
continue to work to reduce waste but always need a landfill close to the City or travel costs increase
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I oppose a 100% increase in encroachment licence fees. Could live with 50% but consider doubling the fee should happen over a three year period, plus CPI annually. Its not the right time to hit ratepayers with such a huge leap in encroachment fee when cost of living is rising daily and the affects of Covid are still affecting many.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 413

**Login:** Registered

**Responded At:** May 07, 2022 16:13:01 pm

**Last Seen:** May 07, 2022 03:37:32 am

Q1. <b>Full name:</b>	Toni Regan
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Think the Council ought to have appropriately spent and managed the funding it received to upgrade the stock years ago and consequently, it would not now be in this position, and as rate payers we would retain a viable asset.
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I do not support the Council increasing annual rental fees for road encroachment. I think it should only use CPI adjustment. Rateable land value does not always reflect household income and affordability, and increasing fees as the Council is proposing to, may cause financial hardship for rate payers that are affected and have no choice about having to pay an encroachment fee. Rates are already increasing and to further charge certain rate payers is unfair. I think the Council needs to find other ways of raising revenue, or better manage its income and expenditure.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 414

**Login:** Registered

**Responded At:** May 07, 2022 16:30:16 pm

**Last Seen:** May 07, 2022 03:48:08 am

Q1. <b>Full name:</b>	Anny da Silva Freitas
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Housing is a fundamental human right. I am aware under the Aho Tini Vision 2030 that in order for communities to be connected, engaged, included that all Wellingtonians need to have their basic needs met (ie. housing), I am left feeling curious about previous years council spending and more importantly wondering about the areas that council constitute it's priority spending and why longer term housing sustainability was not considered years ago?</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>Any option that supports and preserves the whenua and considers the impact on changing the climate long term.</p>

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I do not support the Council increasing annual rental fees for road encroachment. My understanding is that the council encroachment is illegal under the Local Government Act 1974. Although, local authorities do have the powers to approve encroachments it is largely unfair, inequitable and an unclear system. Essentially, house owners have been deliberately set up to rely on an unfair access system that ensures 'encroachment' becomes a council revenue scheme.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 415

**Login:** Registered

**Responded At:** May 07, 2022 16:57:30 pm

**Last Seen:** May 07, 2022 04:44:10 am

- Q1. **Full name:** Simon Laracy
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

Q13. **Are there comments you would like to make about the landfill options?**

Incineration ensures the footprint of Landfill is not increased over the next 50 years. Contaminated landfill is not useful for anything so is a methodology that makes no sense.. Burning ensures all refuse is removed and the contaminated rubbish is easier to deal with once known - additional costs can be targeted at contaminated landfill providers to promote alternative ways to deal with contaminants. Europe uses incineration with great effect and our lack of innovation is disappointing.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Council needs to ensure its core responsibilities are funded fully and only then seek funding for initiatives that are "nice to have". The current water and sewage debacle is proof of council forgetting its core objectives. rate payers should never have had to risk faulty water and sewerage as R&amp;M budget should have ensured continuous improvement of this vital infrastructure. Cycle lanes and retail rebates are not core activities , nor strengthening of buildings not fit for purpose such as the Library and Council buildings.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 416

**Login:** Registered

**Responded At:** May 07, 2022 17:45:27 pm

**Last Seen:** May 07, 2022 05:43:05 am

- Q1. **Full name:** Donald Charles Thompson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

In regard to encroachment fee changes my prime concern is for those encroachments not contiguous with the lessee's residential or business property, such as those off Mornington Road that are used for, and are in fact restricted to, off-street garages and parking pads. These encroachments are small and do not have services such as water and electricity, or access to these services from the lessee's main property. The use of this land for other purposes is therefore very limited and it is unreasonable to equate its value to encroachments that directly extend residential or business properties, as appears to be being proposed. It is requested that provision be made for a lower and more appropriate fee to be charged for this type of encroachment.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 417

**Login:** Registered

**Responded At:** May 08, 2022 03:41:22 am

**Last Seen:** May 07, 2022 15:20:32 pm

- Q1. **Full name:** Marian Ahmed
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Make affordable make the rent affordable for the residents. Also issue for you tenants should be heard.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Will landfill be beneficial for Tenants.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 418

**Login:** Registered

**Responded At:** May 08, 2022 04:55:20 am

**Last Seen:** May 07, 2022 16:47:47 pm

Q1. <b>Full name:</b>	Áine Kelly-Costello
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a visitor to Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Establish income related rents for all tenants. Ensure tenants have direct accountability from decision makers, rather than layers of bureaucracy. Prioritize timely housing upgrades for tenants.
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Budget needs to ensure that all projects meet the highest possible accessibility standards and consult with disabled people around these.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 419

**Login:** Registered

**Responded At:** May 08, 2022 11:08:19 am

**Last Seen:** May 07, 2022 22:43:51 pm

- Q1. **Full name:** Tim Kirby
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I have a 15 square metre encroachment licence for which I currently pay \$230 / year. If Option 4 is adopted the charges will be \$351 / year based on rateable land value of \$395,000 and area of 506 square meters. This seems a lot to pay for the services WCC provides. How does this compare with the actual costs WCC incurs to administer the encroachment licence? Is it appropriate for WCC as a local body to be charging more than the actual costs incurred?

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 420

**Login:** Registered

**Responded At:** May 08, 2022 12:06:32 pm

**Last Seen:** May 07, 2022 21:30:29 pm

- Q1. **Full name:** David Brooks
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>My wife and I are opposed to the proposal to increase encroachment fees for road reserves adjacent to residential properties. It is difficult to think of any other fee which for which the council would contemplate a doubling overnight (and saying it is an interim measure, with the implication that further major increases will be made later based on capital values). In its letter to affected ratepayers, the council says it is "seeking to to make an economic return from this asset where appropriate". The truth is this land generally has no economic value to anyone except sometimes to the affected residents. If the resident has built a garage partially or wholly on road reserve, or made other similar improvements, this will be reflected in the capital value of their property and the general rates they pay. At the same time, garages or other off street parking paid for by residents reduce the pressure on roadside parking, which is an issue in many inner city suburbs in particular. Residents also generally maintain the road reserve land, for the benefit of the council and the community. It seems particularly unfair to me that such an increase in fees is being imposed on ratepayers that are captive in the sense they have no alternative but to pay the fees, unless they decide to leave their property or to remove any improvements they have made. Ratepayers have been subject to sharp rises in their general rates and council-related charges. Other living costs are also increasing rapidly at a time when general economic conditions are worsening. Therefore, the council seems to be tone deaf in contemplating doubling encroachment fees. The people paying encroachment fees are certainly not all wealthy. They include retired people living off a limited income, people struggling to pay hefty mortgages and others who, due to the housing market boom, might live in an expensive asset but are struggling to meet all their outgoings. This proposed increase seems contrary to other council proposals, such as removing all library charges. The removal of library charges might be seen as a social good but it is also a social good for residents to be caring for road reserve land belonging to the council and in many cases carrying out improvements on that land. I support the continuation of the current policy of adjusting the encroachment fees according to the rate of inflation. Thank you for considering our submission.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 421

**Login:** Registered

**Responded At:** May 08, 2022 13:16:34 pm

**Last Seen:** May 08, 2022 00:31:15 am

- Q1. **Full name:** Alison Robins
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City

**Q13. Are there comments you would like to make about the landfill options?**

The roads to the Southern Landfill are not suitable for the transport of waste. These roads (which include Vivian Street, Victoria Street, Webb Street, Willis Street, Brooklyn Road and Ohiro Road) are residential streets with homes, shops, restaurants, parks, busstops, footpaths and pedestrian crossings. Landfills should be located at the end of highways safely designed for safe passage by trucks. The negative impacts include inhalation of diesel emissions and particles from uncovered loads; flying and falling debris; noise; and, dangerous accidents involving pedestrians, bicyclists and cars. Even if there was a tightening of the rules in the NZTA 'The Official New Zealand Truck Loading Code' and more police surveillance; along with a reduction in truck numbers going back and forth, the accidents and respiratory problems would still not a fair burden to expect local communities to bear. I would like to take this opportunity to remind the Council of the petition I submitted to the Environment Committee of WCC on 24.6.21, which closed at 52 signatures. The petition asked for a cessation of trucks carrying demolition and construction waste and/or soil and/or hazardous waste from coming off the motorway and traveling through the roads of Central Wellington and suburbs to the landfill and CND and TNT tips. The third resolution of the committee in response to the petition was to direct officers to work with GWRC on air quality monitoring. The Commercial Vehicle Safety Team (CVST) of the Police (Tim Walker) has said to me on the telephone that it is up to the Council to make sure they are not using roads in ways that are unsuitable. There are insufficient resources to prosecute all instances of unsafe loads. As housing is difficult to afford, people are increasingly forced to live in less desirable places, including roads to the landfills.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** Neutral don't know

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Neutral don't know

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**Q20. Overall, do you support the proposed budget?** Neutral

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 422

**Login:** Registered

**Responded At:** May 08, 2022 14:37:49 pm

**Last Seen:** May 08, 2022 01:49:43 am

- Q1. **Full name:** Tania Devereux
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I wish to share further comments with regards to the proposed changes to annual encroachment fees. There was a major encroachment fee review 2010 - with a letter, worded exactly the same as the one we've just received, which resulted in our encroachment fees going up by 12.5%. This adjustment was to "align" the value of the land with the "true" current property values. Each year since, there has been a CPI increase, on average, of 2.67%/year. We now have exactly the same situation, however, instead of continuing to use CPI as the guide, the council want a bigger adjustment. Please note - we were not able to provide a submission using the link in the recent letter from the council dated 7th April 2022. What is being proposed is a huge increase, 100% from the 1st July 2022 and a subsequent 300% based on Option 4, the councils recommended option. Such big increases are not acceptable. There are already a number of financial pressures on us all with inflation, petrol and food increases etc. Whilst I acknowledge that the value of land has increased, that doesn't put more money on the table at home. Salary increases, at best, are matching CPI, but an increase of 100% or 300% is unheard of. I also do not agree with the Option 4 calculation, linking an increase in fees, to the land value. The "value" of the property is predicated on the ability to construct a dwelling on it. Adding a small increment to the land area, from an encroachment, doesn't allow us or any other encroachment holder, to build an additional dwelling. Hence, the incremental value of the encroachment land is worth far less. I also note that this is a "market" driven value and that most encroachment land is of very limited or of no value to the anyone other than the adjoining land owner. Furthermore, the council has no use for the land, nor maintains it. That is a cost that falls on us. The bottom line is, whilst i'm happy to pay a reasonable amount for the encroachment, the proposed increases are totally unreasonable and unsustainable for the reasons above.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 423

**Login:** Registered

**Responded At:** May 08, 2022 15:02:50 pm

**Last Seen:** May 08, 2022 02:53:53 am

- Q1. **Full name:** Dominic Lane
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** 2 Onslow Road Body Corporate Committee
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
our submission is about proposed encroachment fee increases not housing policy
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	not answered
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	not answered
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	not answered
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Do not support
Q20. Overall, do you support the proposed budget?	I oppose the proposed budget
<p data-bbox="148 1019 1445 1108">Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</p> <p data-bbox="191 1120 1445 1243">Please see the attached submission. A number of members of the home owners at 2 Onslow Road are impacted by proposed fee increase and the Body Corporate endorses the submission, drafted by impacted home owner and body corporate committee member Dominic Lane</p>	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	<div style="background-color: black; height: 15px; width: 100%;"></div>

## Purpose of the Submission

This submission is in response to **Consultation on proposed changes to annual rental fees for road encroachment**

This submission opposes the proposed fee increase.

This submission is from the 2 Onslow Road Body Corporate Committee, submitted by committee member Dominic Lane.

## General Policy

**This submission proposes that Council adjusts current leases by 20%, being the CPI impact from the publication of the current Encroachment policy until Q1 2022. And that Council consults on a new Encroachment policy before any other increases be established.**

## Failure to Consult

The replacement of a fee structure set out in a specific policy document should be on the basis of a full consultation on that policy not on a short reference in larger planning documents (note this submission is in response to consultation on a proposed fee change not of the policy as a whole).

## Incorrect Application of Policy to 2 Onslow Road Townhouses

**Further, we suggest that there has been an Incorrect Application of Policy and that the licences for 2 Onslow Road should be converted to a fixed fee, that has been paid.**

Advice to Council states<sup>1</sup> "319 are for airspace encroachment and paying a fixed fee for the whole lease term." We have not been afforded that opportunity and would suggest that Council having received licence fees for 15 or so years that those fees be recognized as being the fixed fee.

## Comment

Council is proposing to double the encroachment fee on the basis that it has failed to act in the ensuing time. This seems contrary to natural justice. The Reserve Bank's CPI calculator shows inflation increase of 20% from 3<sup>rd</sup> quarter 2011 to 1<sup>st</sup> quarter 2022. This seems a more realistic and proportionate immediate response.

A contrary argument might be based on rate inflation however, this should only be done through a proper consideration and publication of an updated policy for consultation.

The Long Term Plan 2021-31 makes a single reference to encroachment lumping it in with divestment of assets: "Assets that may represent an opportunity for Council include our shares in Wellington International Airport, our portfolio of ground leases, encroachments and road reserve, and some of our buildings."

Then in the proposed annual plan 2022/23 2021-2031 Long-term Plan amendments, we have the reference

"We plan to increase encroachment licence fees to put them more in line with the value of land being leased. Fees would increase from \$267 for a 20m2 encroachment to \$533.

Encroachment licence fees have not increased for some time, which will mean large increases for some holders. But this is the right approach to ensure we are getting fair value

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<sup>1</sup> REVIEW OF FEE STRUCTURE FOR ROAD ENCROACHMENT LICENCES AND LEASES (undated and unsigned)

from our assets. Changes to encroachment fees would result in an additional \$1.5m council revenue, offsetting an increase approximately of 0.4% rates.”

The advice to Council from officials, REVIEW OF FEE STRUCTURE FOR ROAD ENCROACHMENT LICENCES AND LEASES, does not represent a review of the existing policy to the extent that it should be overridden to the point where fees are doubled. Indeed, its focus is solely on the fee structure and not on any policy consideration.

For example, it does not examine the ability to replace airspace leases annual fees with one off payments.

The Policy also does not contain sufficient flexibility to allow waiver for minor encroachments that have no impact on public amenity and that enhance the living conditions of those in medium density housing, as is the case for [REDACTED]

### **Double Dipping**

The air space leases held by owners of dwellings at [REDACTED], are for balconies that protrude slightly into unusable road reserve. The balconies do contribute to the valuation of the property, and as such will have impacted that calculation of rates for the overall property over time. Thus, the Council receives that benefit, plus the licence fee. The revision of the policy should take this into account and consider waiving licence fees in such cases.



**Respondent No:** 424

**Login:** Registered

**Responded At:** May 08, 2022 15:06:52 pm

**Last Seen:** May 08, 2022 02:59:08 am

- Q1. **Full name:** Richard Pemberton
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Encroachment I wish to share further comments with regards to the proposed changes to annual encroachment fees. There was a major encroachment fee review 2010 - with a letter, with justification for an increase the same as the one we've just received, which resulted in our encroachment fees going up by 12.5%. This adjustment was to "align" the value of the land with the "true" current property values. Each year since, there has been a CPI increase, on average, of 2.67%/year. We now have exactly the same situation, however, instead of continuing to use CPI as the guide, the council want a bigger adjustment. Please note - we were not able to provide a submission using the link in the recent letter from the council dated 7th April 2022. What is being proposed is a huge increase, 100% from the 1st July 2022 and a subsequent 300% total increase based on Option 4, the councils recommended option. Such big increases are not acceptable. There are already a number of financial pressures on us all with inflation, petrol and food increases etc. Whilst I acknowledge that the value of land has increased, that doesn't put more money on the table at home. Salary increases, at best, are matching CPI, but an increase of 100% or 300% is unheard of. I also do not agree with the Option 4 calculation, linking an increase in fees, to the land value. The "value" of the property is predicated on the ability to construct a dwelling on it. Adding a small increment to the land area, from an encroachment, doesn't allow us or any other encroachment holder, to build an additional dwelling. Hence, the incremental value of the encroachment land is worth far less. I also note that this is a "market" driven value and that most encroachment land is of very limited or of no value to the anyone other than the adjoining land owner. Furthermore, the council has no use for the land, nor maintains it. That is a cost that falls on us. With respect to the Option 4 calculation I would further note that there is no reasoning given for the factors used to calculate the fee adjustments. My suspicion is that the council had a revenue figure in mind and simply made up the values to meet the target. The bottom line is, whilst i'm happy to pay a reasonable amount for the encroachment, the proposed increases are totally unreasonable and unsustainable for the reasons above. Regards Rick Pemberton</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 425

**Login:** Registered

**Responded At:** May 08, 2022 15:15:58 pm

**Last Seen:** May 08, 2022 02:30:14 am

- Q1. **Full name:** Grant Bryden and Margaret Davies
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I do not support the proposed changes to setting of rental fees for road encroachment. Nor do I believe sufficient information has been provided to affected parties to meet the test of a meaningful consultation and feedback process. On this basis alone I do not believe the WCC has fulfilled its obligations. While the options reference "significantly increased land value..." no information is provided on the land values of areas of road reserve and how these may have changed over the last decade. I suspect that road reserve land values are extremely hard to calculate as it is not an unencumbered property right and therefore is significantly discounted relative to other land values. To enable affected parties to meaningfully assess the proposed changes this information should have been provided. Also, reference is made to "make and economic return from this asset where appropriate" but no information is provided as to what the council considers to be an appropriate rate of return on these assets and how has the RoA changed overtime relative to the Council RoA target. Again, the failure to provided affected parties this information has prevented effective consultation. In the absence of any detailed information that would enable an affected party to accurately assess the impact of each option on their individual case this is not consultation. The options, at best appear to be arbitrary - double the fee, increase the fee by 100% or set fee on rateable value of adjoining property. The last option can in no-way be demonstrated as linked to any change in value of the WCC asset of the road reserve. To the contrary, option 3 can not with any certainty be linked to the presence or otherwise of an encroachment - our neighbours rateable value is higher than ours and they have no off street parking or encroachment so where is the demonstrated link? The increase in our rateable value is in all likelihood driven more by the recent sale value of surrounding properties as it is by any encroachment licence. Finally, the WCC does little to nothing in the way of maintenance of the road reserve so is itself doing nothing to maintain or increase the value of the asset. It is instead volunteers like myself and my wife who remove rubbish, pests such as rats and possums, and invasive species such as Old Mans Beard from along the road reserve of Grafton Road. In doing so we are saving the WCC cost. In return we are presented a poorly constructed consultation document with equally poor option development and analysis and asked to choose from three equally flawed options.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 426

**Login:** Registered

**Responded At:** May 08, 2022 15:43:11 pm

**Last Seen:** May 08, 2022 03:31:14 am

- Q1. **Full name:** Peter McKnight
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Yes. I am a part owner of a vessel in Clyde Quay a marina with access to a boat shed. I am, along with my co-owners, very concerned about the proposed 11% increase of fees for both the marina charges and for the rental for the boat shed. WCC must resist adding to the inflationary pressure facing the country at the moment. The proposed 11% increase is way above the annual inflation rate. Local authorities and Government must lead by example: keep increases (if at all) to a minimum.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 427

**Login:** Registered

**Responded At:** May 08, 2022 16:17:00 pm

**Last Seen:** May 08, 2022 04:05:43 am

- Q1. **Full name:** David Bramwell Cook
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
It's important to have IRRS available for all
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
It's important to have IRRS available for all City Housing tenants, regardless of the final decision.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 428

**Login:** Registered

**Responded At:** May 08, 2022 18:50:49 pm

**Last Seen:** May 08, 2022 05:07:21 am

- Q1. **Full name:** Daniel Morgan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
See attached submission	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

## **Submission in respect of the Recommendation by Council Officers for a change in the basis for setting encroachment fee values per the Annual Plan 2022-23 (Year 2 of 2021 LTP)**

I am a resident and ratepayer in Wellington City. I hold an encroachment licence in respect of road reserve land which is used for garaging.

I **oppose** the Recommendations set out in the review of road encroachment licenses and leases by Council officers that Council move over time from a fee-based system that is CPI adjusted annually to one that is based on rateable land values.

Specifically, I oppose to increase the fees to \$26.66/m<sup>2</sup> (from \$13.33) from 1 July 2022 as an interim measure; and the adoption of Option 4 as a long-term approach to be considered in the 2024/33 Long Term Plan, whereby the encroachment fee is based on the individual rateable land value of the adjoining property.

I **support** Option 1 which represents the status quo, i.e. continuation of a fee-based system that is CPI adjusted annually, whereby the increase for FY 2022-23 reflects CPI as determined by the Reserve Bank.

### **Reasons for my views**

The increase of any fee by 100% with less than 3 months notice is an affordability issue and is just unfair. My income will not increase by 100% within the year and I doubt that anyone else's will either. In a time of galloping inflation, Council should not be leading the charge in this manner.

CPI is the appropriate measure for fee increases. It is the recognised instrument to measure inflation and is maintained by the Reserve Bank. It is widely used as the basis to set interest rates, salary reviews, state benefits increases etc. Why Council Officers think that it is inappropriate for encroachment fee increases is a mystery.

Council officers' call for financial prudence is all very well. However, when Council rejected the cheaper option to demolish and rebuild the central library in favour of the more expensive option to restore the existing building, where was financial prudence then? It follows that financial prudence is not an overarching principle to be used by Council in setting encroachment fees.

Council should not be abusing its monopoly position in this matter. Council officers recognise that few if any encroachment licence holders will opt not to renew; that's the definition of a captive market. Council exists to serve its ratepayers and residents; these agree to grant Council selected rights in return. Abuse is not one of them.

Option 4 is inconsistent with the approach to setting encroachment fees used in Christchurch and Dunedin, per para 4 of the Recommendation document. The approach in both of those cities is consistent with the status quo in Wellington; the annual fee in both cases is less than that currently prevailing here. These are appropriate comparators for Wellington, being major NZ cities with a similar population density.

Option 4 proposes to set the encroachment rental fee based on the land value of the adjacent property. This notion is flawed.

In many cases, including my own, there is no obvious alternative use by the Council for the land. Being located on a narrow "isthmus" of land between two streets together with an electricity power box and cables nearby means it is unlikely to be developable. Setting what's effectively a market-based land value is unreasonable in these circumstances.

This approach would actually work well for me, since my garage sits on land surrounded on all sides by road/ undevelopable road reserve, where I expect the land is held by Council at nil value. Clearly, this is unreasonable as the encroachment rental per Option 4 would also be nil.

The workings of the property market in recent years means that a house that turns over regularly typically increases faster than one that has been owned continuously for many years. Due to the local topography, the site of my garage is across the road from my property; the nearest house is not my own. I have no control over my neighbours' decisions to sell or otherwise, but the encroachment rental would vary nonetheless.

Rateable value of the adjacent property is being used as a proxy to justify higher encroachment licence fees; however this presupposes that this reflects the value of a garage to the licence holder.

I disagree with Council officers' opinion that the value of a garage to a ratepayer varies by the rateable value of the adjacent property, or anything else. Using this approach, one could argue that the value of an encroachment licence is greater where Council has decided to remove adjacent on-street parking to make way for a cycleway, thereby making alternative parking scarcer.

Off street parking in any suburb is equally valuable; it represents the ability of the encroachment licence holder to get his/ her car(s) off the roadside. Encroachment fee policy should reflect this simple reality.

In principle, nothing has changed since the current road encroachment fee structure was set in 2011 and there is no reason to change it now.

For these reasons I support continuation of a fee-based system that is CPI adjusted annually, as was decided in 2010-11.

Daniel Morgan

██████████



**Respondent No:** 429

**Login:** Registered

**Responded At:** May 08, 2022 18:56:09 pm

**Last Seen:** May 08, 2022 06:39:20 am

- Q1. **Full name:** John Stewart Adank
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Neutral don't know

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I would add my voice to others who have highlighted they do not support the proposed changes to setting of rental fees for road encroachment. Nor do I believe sufficient information has been provided to those affected to meet the test of a meaningful consultation and feedback process. On this basis alone I do not believe the WCC has fulfilled its obligations. While the options reference "significantly increased land value..." no information is provided on the land values of areas of road reserve and how these may have changed over the last decade. Road reserve land values are extremely hard to calculate as it is not an unencumbered property right and therefore is significantly discounted relative to other land values. To enable affected parties to meaningfully assess the proposed changes this information should have been provided. Also, reference is made to "make an economic return from this asset where appropriate" but no information is provided as to what the council considers to be an appropriate rate of return on these assets and how has the RoA has changed overtime relative to the Council RoA target. Again, the failure to provided affected parties this information has prevented effective consultation. In the absence of any detailed information that would enable an affected party to accurately assess the impact of each option on their individual case this is not consultation. The options, at best appear to be arbitrary - double the fee, increase the fee by 100% or set fee on rateable value of adjoining property. The last option can in no-way be demonstrated as linked to any change in value of the WCC asset of the road reserve. To the contrary, option 3 can not with any certainty be linked to the presence or otherwise of an encroachment - some of our neighbours rateable value is higher than ours and they have no off street parking or encroachment so where is the demonstrated link? The increase in our rateable value is in all likelihood driven more by the recent sale value of surrounding properties as it is by any encroachment licence. Finally, the WCC does little to nothing in the way of maintenance of the road reserve so is itself doing nothing to maintain or increase the value of the asset. It is instead volunteers like myself and my wife who remove rubbish, pests such as rats and possums, and invasive species such as Old Mans Beard from along the road reserve of Grafton Road. In doing so we are saving the WCC cost. In return we are presented a poorly constructed consultation document with equally poor option development and analysis and asked to choose from three equally flawed options.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 430

**Login:** Registered

**Responded At:** May 09, 2022 07:15:13 am

**Last Seen:** May 08, 2022 19:01:47 pm

Q1. <b>Full name:</b>	Steven Anderson
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>With regards to the encroachments - let's call this what it is - a revenue grab. The council as a monopolist can unilaterally double fees in one year - where does this money come from? How does the council feel it is appropriate to double fees? The previous year the council increased rates by 14%, where does council think this money comes from? The land in my case is the essentially the road reserve out the front of my house. Should I relinquish the lease this would doubly affect council. No rental return on the asset and then they would need to maintain the land. I have offered to buy the land twice from the council (which would be an even better solution for the council). They would get the sale of land revenue and then be legitimately change rates on the land - essentially a far better result as there would be two sources of revenue. To suggest that the annual rental fee should be based on the rateable value of the land is ludicrous. The first problem with this argument is that the land most definitely doesn't have that value. It is road reserve, it is not useable land. Should the council offer long term leases on the land then a stronger argument could be made on the value of the land. However annual leases provide no security in either direction and ironically reduce the value of the leases. The council argues in its justification that the economic return is 'low'. On what basis is that claim made? In comparison to what is this claim made? Using AKL and CHC are poor examples. Why for example doesn't council charge for access encroachments which are currently exempt? Surely there is another fine source of revenue for council to exploit, and surely that is the fairest way to approach things. If I receive economic value, then access encroachments do as well, and should be charged.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 431

**Login:** Registered

**Responded At:** May 09, 2022 08:22:07 am

**Last Seen:** May 08, 2022 20:13:30 pm

Q1. <b>Full name:</b>	Cassandra Gore
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I pay for encroachment and I don't agree with the 100% increase, for landlords that is unable to the road stopping team and not maintained by WCC.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I feel the 100% encroachment increase is unrealistic for the fact that the wCC when doing the plans for roads failed in their job to provide access to homes, safe parking, garages and out door space for our child to enjoy. I have to rent 20m2 of land which is not usable for WCC nor would they even service this land, WCC should pay me to keep it clean and tidy. I pay for land for a garage also, which is directly behind my home and is attached to my home, this land should be sold to me at little to nothing as it's unable land for roadstopping. They could never use it, so why was it not included into my certificate of title. This is an error from whe they first developed Highland Park and I don't agree with the fact there is any value in these lands, no one can use the land but me, and it's not worth the price tag you are forcing upon me.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 432

**Login:** Registered

**Responded At:** May 09, 2022 10:05:33 am

**Last Seen:** May 08, 2022 21:58:37 pm

- Q1. **Full name:** Catherine Worthy
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Our encroachment is a 'paper' line on the title. There is no building involved with our encroachment. It is for parking a corner of the car, a very small additional area, on the 'driveway' area. In this type of case, I do not support any increase. If there was a building on an encroachment I would be ok with a reasonable increase.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 433

**Login:** Registered

**Responded At:** May 09, 2022 10:26:47 am

**Last Seen:** May 08, 2022 21:20:43 pm

- Q1. **Full name:** Glen Cowan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
WCC should cease providing this service.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
No costs should be recovered from rates.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Encroachment licence fees should be decreased.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 434

**Login:** Registered

**Responded At:** May 09, 2022 10:38:35 am

**Last Seen:** May 08, 2022 22:24:21 pm

Q1. <b>Full name:</b>	Bjorn Sutherland
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>My submission is in regards proposed fee increases at [REDACTED]. Why these are proposed to be 11% for [REDACTED] as opposed to 7% elsewhere? This needs to be explained so that users can understand a proposed increase that is significantly higher than even the current high levels if inflation.. How the proposed fee increase would be used to improve the facilities? For example: 1. The concrete slipway remains very treacheous when launching dinghies from the dinghy shed and the growth of algae needs to be more regularly controlled. 2. There are ladders down from the jetties, to enable those less mobile to climb out into a dinghy or onto the jetty when the tide is low. 3. The jetties are in generally poor and deteriorating condition. 1 and 2 above have contribute to slips and near misses that I have seen. Finally, has council considered providing cheaper parking to those that pay fees [REDACTED] We have to pay by the hour in addition to the fees we pay for our vessels.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 435

**Login:** Registered

**Responded At:** May 09, 2022 10:44:29 am

**Last Seen:** May 08, 2022 22:36:44 pm

- Q1. **Full name:** Harry Broad
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I strongly object to raising the encroachment fee because the opportunity cost is close to zero. I mean if we didn't use the space who would? Nobody so where is the residual value if we walk away from it?. it just looks like an unprincipled money grab with no sensible grounding in policy. I also think the council gives a whole new meaning to the term 'absentee landlord' In the 30 years of living here I have never had a council staff member come and look at the land and see what is being done to it. Raising the encroachment fee is just an easy way of trying to grab more money. Ask yourself this. What service are you providing me that entitles you to double the charge? None at all.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 436

**Login:** Registered

**Responded At:** May 09, 2022 10:49:56 am

**Last Seen:** May 08, 2022 22:44:56 pm

Q1. <b>Full name:</b>	P Barton
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 437

**Login:** Registered

**Responded At:** May 09, 2022 12:17:12 pm

**Last Seen:** May 09, 2022 00:10:31 am

- Q1. **Full name:** john newson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
this is govt business not city council money grows on trees business
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
my most fervent hope is all the councillors and there appointed beurocrats are kicked out	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 438

**Login:** Registered

**Responded At:** May 09, 2022 14:25:41 pm

**Last Seen:** May 09, 2022 02:12:14 am

Q1. <b>Full name:</b>	Julie Patricia WARD
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Transfer them to Kaianga Ora where they properly belong.
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Why are we not composting the sludge? Find a decent location away from residents and provide an example of the circular economy in action.
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Many encroachment licensees do the Council a favour in maintaining road reserve and for the Council to expect to profit from this is not a defensible position. Similarly garages and car decks that keep vehicles off narrow street contribute to safety. Airspace encroachments allow better quality housing. Doubling fees sends a message these contributions to quality of life in the city are to be discouraged and effectively punished. In addition, many residents use the roadway parking outside their homes at no charge whatsoever. The inconsistency of seeking to double encroachment fees, or relate them to property values, while charging nothing for street parking is not fair treatment across differing users deriving similar benefits. The Council's stewardship of road reserves evidenced by blackberry, convolulus, and other noxious weeds which are rarely cleared is a poor example of care of our common property. I would like to see more residents encouraged to use and care for road reserves and the proposed fee hike does the exact opposite.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 439

**Login:** Registered

**Responded At:** May 09, 2022 14:36:03 pm

**Last Seen:** May 09, 2022 02:28:22 am

Q1. <b>Full name:</b>	steve bradford
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>Waste to energy shouldn't even be considered as an option. It's half as efficient as coal and twice as dirty. Added to this, it converts waste directly into greenhouse gases. We need to invest in the infrastructure to establish a circular economy while educating the public and introducing policy to support this. Let's end this crazy linear system that perpetuates waste. It's time to stop killing of our environment - our life support system!</p>

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 440

**Login:** Registered

**Responded At:** May 09, 2022 16:20:07 pm

**Last Seen:** May 09, 2022 04:11:44 am

- Q1. **Full name:** Danica Frentz
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>As a first home owner in the Northern suburbs, we are facing increased rates, increased mortgage repayments, increased cost of living and stagnant remuneration in public sector employment it is getting so much harder to make ends meet. I feel hamstrung by encroachments, even at their current rates - I have no choice but to pay for them, but get no benefit from doing so.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 441

**Login:** Registered

**Responded At:** May 09, 2022 16:34:09 pm

**Last Seen:** May 09, 2022 04:02:05 am

- Q1. **Full name:** Craig Milmine
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
The council shouldn't be involved in community housing.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

Craig Milmine

[REDACTED]  
[REDACTED]  
[REDACTED]

This document outlines my opposition to the proposed changes to annual rental fees for road encroachment.

For me on a suburban Johnsonville street with street parking, doubling the encroachment fee will be unaffordable. I currently pay just over \$800 per year for two carparks for my tenants. The new fees will be \$30 per week. I understand that the council needs to make a return on its assets, but in this case, when alternative street parking is available for free, the cost is not based on a market price and is not justified.

If the council proceeds with this cash grab, I will have to relinquish my road encroachment, and the council will get \$0. This outcome will not fit with the council's stated goal of making a return on its assets.

I would advise the council that car pad encroachments on suburban streets where street parking is available to reconsider the fee doubling.



**Respondent No:** 442

**Login:** Registered

**Responded At:** May 09, 2022 16:44:22 pm

**Last Seen:** May 09, 2022 04:36:07 am

- Q1. **Full name:** Hubertus J Mick
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 443

**Login:** Registered

**Responded At:** May 09, 2022 17:54:44 pm

**Last Seen:** May 09, 2022 05:51:55 am

- Q1. **Full name:** Francesca Sigal
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Pōneke Youth Enviro Alliance
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**

Regarding the Future of the Southern Landfill To the Wellington City Council, I am Francesca Sigal and I am a student living in Pōneke. The decision about the future of the Southern Landfill will have a large impact on the future of our city, the environment, and the future people and rangatahi of our city - this is why it is so important that we discuss all of our options thoroughly, edit the options till they are the best possible solutions and to make sure that the voice of the people is heard. In my opinion, the options presented are not currently adequate. When we pick an option we must consider them by criteria;

what is best for the environment, what is best for the people (in the short-term and long-term), what is the most ethical, and what is a long-term and sustainable (in terms of financially and environmentally) option. Option #3, is not suitable because: It is not an ethical choice as it is essentially us passing our problems on to another group of people - we are the capital city, with a relatively large population, and passing on our mass amount of waste to another community is not us taking ownership of waste and it is not an ethical solution. The option also doesn't specify if Wellingtonians will have a say in what methods of waste disposal are used (largely due to the fact that there doesn't seem to be a suggested model, which is understandable as it's something the WCC can't come up with on its own). Because of this, it means that if the council we 'partner' with, chooses to turn to an alternative way of waste disposal, there isn't a written guarantee that Wellingtonians will have to have a choice in how things go. There is the added issue of transport: transporting the waste out of the city will have a bigger financial impact and will emit more carbon emissions. The transportation aspect over decades will have a much larger environmental impact and that outweighs any positives of choosing this option. It is not necessarily a long-term solution, if the council to whom we distribute our waste to eventually decides they no longer want to dispose of our waste then we will be sent right back to square one, in a far more vulnerable position with no adequate infrastructure to deal with. It is better to come up with a solution that we control and therefore have the ability to protect our city from a potential crisis.

Option #2, is not suitable because: The main issue with this option is the impact it will have on air quality and the ozone layer. This option includes us burning waste and converting it into energy - by burning the waste we will be emitting mass amounts of Greenhouse gasses into the atmosphere which will contribute to destroying the ozone layer, an already time-sensitive issue that impacts the environment (less protection from the sun) and the people's health (skin cancer), and to lowering the air quality, which will have a negative impact on people's healths (seen in other cities facing air quality issues) and the local ecosystems. Although I recognise how the negative carbon footprint will be offset by energy generated, making more energy is not a priority for us as a nation (as we already have a successful and progressive clean and renewable energy industry) and is not worth the negative impact on the environment, air quality, peoples health, and the ozone layer. As both options #2 and #3 are unsuitable solutions, that brings us to option one, which although it is the better of the three, it is not at the point where we can agree that it is an ideal solution. Option #1 in comparison with #2 and #3 has minimal negative impacts on the environment (no more than it has right now with the current 2022 Southern Landfill) and has the agreement of the local community (the people of Ōwhiro have accepted the idea). Although the option meets a large part of the criteria as it's Relatively environmentally conscious Relatively Ethical A sustainable solution financially and as it has a high rate of success There are only 2 issues with the option: It is not a long term solution It doesn't align without reduction of waste goals, unless the option reaffirms the relationship between this idea and the waste minimisation scheme. Option #1 has the expectancy to last for only 20 years. This raises the question (which the council has not addressed) of what will happen in 20 years when Option #1 has reached its limit. We will essentially be back to square one, having to repeat this entire process, except we may be cornered into picking solutions we would strongly be against right now - for example having to expand into Carey's Gully, which thousands of Wellingtonians have recognised to be a terrible and unethical decision. In order to make Option #1 an ethical solution, it must have a long-term plan, because as it stands now, it is a short-term solution. We must think ahead and think about the kind of future we want for Pōneke. Continuing to make short-term solutions means we are leaving these issues for future generations. The council seems to have recognised how this is not a long-term fix, shown in its title alone 'piggyback option', implying it's not a long-term solution and instead of a stepping stone. Ways the council could make this a suitable option would be creating a model as to how it will be handled come 20 years, reaffirming that options such as #2, #3 or the Carey's Gully expansion idea will not be accepted in 20 years, reaffirming the relationship between the waste minimisation scheme OR coming up with another solution that is an ethical, environmentally conscious and LONG-TERM solution. This ties in with the 2nd issue of this option, how it hasn't reaffirmed the relationship of the option with the waste minimisation scheme, which would align it with our waste reduction goals. As of right now, the city hasn't been able to focus on our WRGs because of how reducing our general waste may mean that there isn't a suitable way of processing the sludge in Pōneke (as one part sludge has to be mixed with four parts general waste). Yet despite our need for general waste, we have a goal as a city to reduce waste (aiming to reduce 200kgs of general waste Wellingtonians produce each year). This step is necessary and important in order to protect our taiao for the next generations. So when we look to our future, we must pick options that align with our goals of reducing waste - unless option #1 reaffirms its relationship with the sludge minimization scheme, then there is no guarantee that we can pursue this option and be able to focus on our waste reduction goals. Summary: Options #2 and #3 are unsuitable, option #1 is the better of the three, but it needs additions. The two additions it needs are: Must provide suggestions/models/more information as to how it will be handled in the long term (after 20 years) as well as reaffirm how expanding into Carey's Gully or pursuing options #2 and #3, will not be solutions in 20 years. Reaffirming the relationship between the Sludge Minimization Scheme and option

#1 (which is confirmed and expected to be running in 2026). Therefore meaning that we can focus our attention on waste reduction, leading us towards a greener future. If these issues are addressed, option #1 will be suitable, although I stand with PYEA's belief that there are some alternative ideas that should be considered; such as creating a landfill away from residential areas or not as close to the city (while still being council run) or coming up with ways that are focused around our Waste Reduction Goals. This decision is so important as it will have an impact for decades, this is why I believe that we must choose one of the three options presented by WCC, it can only be Option #1 if it has additions made to it. I would still like to recommend the council takes further consideration about solutions based on our Waste Reduction Goals. Ngā mihi nui, Francesca

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** not answered

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 444

**Login:** Registered

**Responded At:** May 09, 2022 18:58:49 pm

**Last Seen:** May 09, 2022 06:50:17 am

- Q1. **Full name:** Katy Scannell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I am strongly against the increase of fees for encroachment. We use a small amount of council land at the front of our section to have a driveway to keep our cars off a very busy road. If we did not have this space some days we would not be able to park our car outside our house. We live on Ironside Road with lots of flats, infill housing, a school, scout hall, Sunday market and sport happening. I have attached photos to show how busy and dangerous the street can be. We need this extra parking and do not feel it is fair to be charging so much for this space.





**Respondent No:** 445

**Login:** Registered

**Responded At:** May 09, 2022 19:21:24 pm

**Last Seen:** May 09, 2022 07:00:00 am

- Q1. **Full name:** Don Smith
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

**Q11. Are there comments you would like to make about the changes to city housing options?**

The Council has developed and operated this housing over the 35 years that we have lived in Wellington and been a responsible provider of an important service. What impressed me about the WCC housing was that it provided accommodation for people in the center of Wellington who in other NZ cities would be placed out in the fringes (we came here from Christchurch). This means we have a diversity in the city and that people who have health needs can live near the hospital. I have work in mental health and social services for the last 45 years and observed that the WCC's record as a landlord has been consistent and met the needs of this group of people where charitable and religious have not stayed the course and too often not had the people needed to adequately run such work or be tempted to sell the capital assets and move onto other needs. In addition the WCC is accountable to an elected Council which has higher standards than charitable/religious groups and operates in an open and consultative manner.

**Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

New landfill on top of the existing landfill (piggyback option)

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**Q13. Are there comments you would like to make about the landfill options?**

The option for a new piggyback landfill seems the obvious next step given the land and infrastructure is available. However, there needs to be a longer term option and 'waste to energy' could be developed to follow on from this.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints**

Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.**

Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.**

Support

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**Q17. Increasing encroachment licence fees to better reflect their value**

Do not support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool**

Support

---

**Q19. Removal of all library charges to remove barriers to accessing council libraries**

Support

---

**Q20. Overall, do you support the proposed budget?**

Don't know

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

not answered

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**Respondent No:** 446

**Login:** Registered

**Responded At:** May 09, 2022 19:23:49 pm

**Last Seen:** May 09, 2022 07:18:50 am

Q1. <b>Full name:</b>	Laura Barnett
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington I study in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Waste to energy reduces our long term ability to reduce our waste
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 447

**Login:** Registered

**Responded At:** May 09, 2022 19:34:54 pm

**Last Seen:** May 09, 2022 07:28:48 am

- Q1. **Full name:** Susie Hohipa
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 448

**Login:** Registered

**Responded At:** May 09, 2022 20:34:09 pm

**Last Seen:** May 09, 2022 08:30:52 am

Q1. **Full name:** Joseph Michael Ian Greene

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?**

Individual

Q4. **Please name your organisation**

not answered

Q5. **Are you a City Housing tenant?**

No

Q6. **What is your connection to Wellington? (tick all that apply)**

I live in Wellington  
I work in Wellington  
I study in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?**

No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Don't know

Q9. **If the Council did establish a Community Housing Provider, which option do you support?**

not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

None of these options

Q13. **Are there comments you would like to make about the landfill options?**

Regarding the Future of the Southern Landfill To the Wellington City Council, I am Joseph Greene and I am a student living in Pōneke. The decision about the future of the Southern Landfill will have a large impact on the future of our city, the environment, and the future people and rangatahi of our city - this is why it is so important that we discuss all of our options thoroughly, edit the options till they are the best possible solutions and to make sure that the voice of the people is heard. In

my opinion, the options presented are not currently adequate. When we pick an option we must consider them by criteria; what is best for the environment, what is best for the people (in the short-term and long-term), what is the most ethical, and what is a long-term and sustainable (in terms of financially and environmentally) option. Option #3, is not suitable because: It is not an ethical choice as it is essentially us passing our problems on to another group of people - we are the capital city, with a relatively large population, and passing on our mass amount of waste to another community is not us taking ownership of waste and it is not an ethical solution. The option also doesn't specify if Wellingtonians will have a say in what methods of waste disposal are used (largely due to the fact that there doesn't seem to be a suggested model, which is understandable as it's something the WCC can't come up with on its own). Because of this, it means that if the council we 'partner' with, chooses to turn to an alternative way of waste disposal, there isn't a written guarantee that Wellingtonians will have to have a choice in how things go. There is the added issue of transport: transporting the waste out of the city will have a bigger financial impact and will emit more carbon emissions. The transportation aspect over decades will have a much larger environmental impact and that outweighs any positives of choosing this option. It is not necessarily a long-term solution, if the council to whom we distribute our waste to eventually decides they no longer want to dispose of our waste then we will be sent right back to square one, in a far more vulnerable position with no adequate infrastructure to deal with. It is better to come up with a solution that we control and therefore have the ability to protect our city from a potential crisis. Option #2, is not suitable because: The main issue with this option is the impact it will have on air quality and the ozone layer. This option includes us burning waste and converting it into energy - by burning the waste we will be emitting mass amounts of Greenhouse gasses into the atmosphere which will contribute to destroying the ozone layer, an already time-sensitive issue that impacts the environment (less protection from the sun) and the people's health (skin cancer), and to lowering the air quality, which will have a negative impact on people's healths (seen in other cities facing air quality issues) and the local ecosystems. Although I recognise how the negative carbon footprint will be offset by energy generated, making more energy is not a priority for us as a nation (as we already have a successful and progressive clean and renewable energy industry) and is not worth the negative impact on the environment, air quality, peoples health, and the ozone layer. As both options #2 and #3 are unsuitable solutions, that brings us to option one, which although it is the better of the three, it is not at the point where we can agree that it is an ideal solution. Option #1 in comparison with #2 and #3 has minimal negative impacts on the environment (no more than it has right now with the current 2022 Southern Landfill) and has the agreement of the local community (the people of Ōwhiro have accepted the idea). Although the option meets a large part of the criteria as it's Relatively environmentally conscious Relatively Ethical A sustainable solution financially and as it has a high rate of success There are only 2 issues with the option: It is not a long term solution It doesn't align without reduction of waste goals, unless the option reaffirms the relationship between this idea and the waste minimisation scheme. Option #1 has the expectancy to last for only 20 years. This raises the question (which the council has not addressed) of what will happen in 20 years when Option #1 has reached its limit. We will essentially be back to square one, having to repeat this entire process, except we may be cornered into picking solutions we would strongly be against right now - for example having to expand into Carey's Gully, which thousands of Wellingtonians have recognised to be a terrible and unethical decision. In order to make Option #1 an ethical solution, it must have a long-term plan, because as it stands now, it is a short-term solution. We must think ahead and think about the kind of future we want for Pōneke. Continuing to make short-term solutions means we are leaving these issues for future generations. The council seems to have recognised how this is not a long-term fix, shown in its title alone 'piggyback option', implying it's not a long-term solution and instead of a stepping stone. Ways the council could make this a suitable option would be creating a model as to how it will be handled come 20 years, reaffirming that options such as #2, #3 or the Carey's Gully expansion idea will not be accepted in 20 years, reaffirming the relationship between the waste minimisation scheme OR coming up with another solution that is an ethical, environmentally conscious and LONG-TERM solution. This ties in with the 2nd issue of this option, how it hasn't reaffirmed the relationship of the option with the waste minimisation scheme, which would align it with our waste reduction goals. As of right now, the city hasn't been able to focus on our WRGs because of how reducing our general waste may mean that there isn't a suitable way of processing the sludge in Pōneke (as one part sludge has to be mixed with four parts general waste). Yet despite our need for general waste, we have a goal as a city to reduce waste (aiming to reduce 200kgs of general waste Wellingtonians produce each year). This step is necessary and important in order to protect our taiao for the next generations. So when we look to our future, we must pick options that align with our goals of reducing waste - unless option #1 reaffirms its relationship with the sludge minimization scheme, then there is no guarantee that we can pursue this option and be able to focus on our waste reduction goals. Summary: Options #2 and #3 are unsuitable, option #1 is the better of the three, but it needs additions. The two additions it needs are: Must provide suggestions/models/more information as to how it will be handled in the long term (after 20 years) as well as reaffirm how expanding into Carey's Gully or pursuing options #2

and #3, will not be solutions in 20 years. Reaffirming the relationship between the Sludge Minimization Scheme and option #1 (which is confirmed and expected to be running in 2026). Therefore meaning that we can focus our attention on waste reduction, leading us towards a greener future. If these issues are addressed, option #1 will be suitable, although I stand with PYEA's belief that there are some alternative ideas that should be considered; such as creating a landfill away from residential areas or not as close to the city (while still being council run) or coming up with ways that are focused around our Waste Reduction Goals. This decision is so important as it will have an impact for decades, this is why I believe that we must choose one of the three options presented by WCC, it can only be Option #1 if it has additions made to it. I would still like to recommend the council takes further consideration about solutions based on our Waste Reduction Goals. Ngā mihi nui, Joseph Greene 9/05/2022

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 449

**Login:** Registered

**Responded At:** May 09, 2022 20:47:10 pm

**Last Seen:** May 09, 2022 08:26:02 am

- Q1. **Full name:** Marylyn Louise Lupton
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

Dear Sir /Madam

I recently received a letter over the name of S [REDACTED] inviting me to make a submission in relation to the charge for encroachments on Council owned road reserve.

I presume that [REDACTED] and members of the Council, being residents of Wellington City, are aware of the issues facing residents of the inner city. They will be aware that many of the streets were formed prior to extensive car ownership and that in the hill suburbs the topography is such that the roads are narrow and providing off-road parking for vehicles is difficult and expensive. As a result, many cars are parked on the side of the road partially blocking the road. Car parking space is, on most roads, at a premium. The cars that are parked often restrict the road to effectively one lane, making it difficult for residents to pass, and creating problems for service and emergency vehicles.

One would be excused for imagining that the aim of the Council's parking policy would be to try to mitigate these problems in some way. However, the policy of the Council is quite the opposite and the proposed charges will further exacerbate the problem. The Council's policy – reinforced by this proposed change, is to allow cars to be parked on the roadway for free and to penalise residents that, at their own expense, provide parking spaces off the carriageway.

I would like to suggest an alternative policy that would actually help the Council's constituents rather than seeing their predicament as an opportunity to extract money. I suggest the Council allows on-road parking but designates the locations where it is safe to park as resident parking areas and sells parking permits to adjoining residents. The Council could then use the money so raised to subsidise residents to provide off-road parking. This 'carrot and stick' would encourage the development of parking areas on road reserve but off the pavement allowing the road to be used for its prime purpose of carrying traffic. The subsidy would be subject to council approval so issues such as road safety and impact on other residents could be addressed.

I predict that the proposed rate change and policy will see less off-street parking developed and could even see residents blocking off their parking areas and returning their cars to the street. Is that really what Council wants?

Can I make a couple of other points? First of all, the dramatic increase in the value of land in Wellington is due to a shortage of housing and land for building. The Council specifically prohibits the use of road reserve for residential purposes, so it is inappropriate to apply the increase in the value of building land to road reserve. The current policy is also anomalous in that a resident can build a driveway across the road reserve to provide access to a park on their own property for free despite the fact that the driveway effectively privatises that section of the road reserve and the curb space. Yet an identical 'driveway' without a garage at the end is an encroachment and is subject to substantial fees.

I trust the Council will give my submission due consideration.



**Respondent No:** 450

**Login:** Registered

**Responded At:** May 09, 2022 20:55:05 pm

**Last Seen:** May 09, 2022 08:47:36 am

- Q1. **Full name:** Paul Oliver
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Concerning the proposed increase in encroachment fees, we purchased our property in April 1999 and have continued with an encroachment licence which we believe has been in existence on the property since 1941. There is a public benefit to our maintaining this licence because the fence that we erected (with the assistance of a WCC contribution) helps to protect pedestrians walking along Ridd Crescent from falling down a 1.2 metre bank. Our property is below the level of the adjoining street, Ridd Crescent. This footpath carries a high level of foot traffic, including children attending the nearby primary school. We agree that we enjoy some benefit from the land that is subject to the encroachment licence, but there is a limit to the amount that we are prepared to pay for this benefit. If the licence fee is too high, we would terminate the licence. The proposal to double the licence fee payable from 1 July 2022 would increase the fee on our licence from \$1,866.28 to \$3,732.52 (excl GST), which is more than we currently pay in Wellington City Council rates on our property, which is \$3,326.90 (excl GST). We consider that this increase is excessive, and we are reconsidering our need for the licence. We question the logic of applying the Wellington City Council's policy of maximizing the return on its assets to encroachment land. The encroachment land has no monetary value if the adjoining landowner chooses not to lease the land. We also make the following requests: • Whichever method of calculating the increased licence fee is used, we request that there be a corresponding increase in the allowance for public benefits achieved by the licence made when calculating the fee. These benefits include removing residents' parked cars from the road and enhanced public safety on footpaths. • If the licence fee is to be increased so significantly, we ask that arrangements can be made for it to be paid in instalments.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 451

**Login:** Registered

**Responded At:** May 09, 2022 21:19:26 pm

**Last Seen:** May 09, 2022 08:56:40 am

Q1. <b>Full name:</b>	Darren Stafford
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Yes. I think it's about time that the council, in light of the significant increases in rates, viewed social housing for what is is - as a nice to have. It should be provided by Central Government, and previously, council, like others, have filled a hole. In light of the ever increasing funding needs, council needs to look to divest these assets or seek Central Government funding so that it does not fall to ratepayers. As mean as that sounds, it simply shouldn't fall to council.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

I think that the waste to energy might be appropriate if there was not an ever increasing burden on ratepayers imposed by council with all of the ridiculous initiatives that simply aren't leading to positive results for ratepayers.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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**Q17. Increasing encroachment licence fees to better reflect their value** Neutral don't know

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Do not support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Do not support

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**Q20. Overall, do you support the proposed budget?** I oppose the proposed budget

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Sure. Council continue to see ratepayers as a bottomless pit of money. We're not. The amount of year on year increases outstrip inflation, and consideration must be given to removing all of the unnecessary projects. So many times around the City, I see water leaks, and they're taking longer to fix. That should be the number one priority, but if the council are intending to support Three Waters, then strong consideration should be given to less investment and more response so as to save ratepayer funds. I would recommend, as other organisations do, that Council ask that a zero increase budget be drawn up. It help to focus the mind, and give Council a really good understanding of the value and essential nature of projects and activity that it is considering. If you take one for example - bike lanes. Council not only incurs costs in the creation of these spaces, but also goes without revenue from the spaces. In response, Council looks to ratepayers to fund these spots, and make up the shortfall from lack of car spaces. Council also puts up rates - impacting the businesses who pay rates - the same businesses who now have no customer car parks near there in order to accomodate cyclists. And the homeowners - who are also paying more rates - can't park outside of their favourite local stores - let alone their houses. Or if they do, they've had their charges increased. You see, Council does, and it should rightly consider how they want to present Wellington as a place to work and visit. However, that burden, and every year that goes by, it is becoming more of a burden - falls to ratepayers. Not visitors (especially less so as Stadium and other event income is down). Not workers or bike riders (who have paid nothing for this infrastructure). But ratepayers. So look - dismiss me as a grumpy old man if you'd like. But if you'd take on board what I'm saying here, and consider whether or not you want your legacy to be one of vanity projects and out of control spending in response to a really rough time on people who do effectively pay your wage, then it would be appreciated.

**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

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not answered



**Respondent No:** 452

**Login:** Registered

**Responded At:** May 09, 2022 21:35:16 pm

**Last Seen:** May 09, 2022 09:13:34 am

- Q1. **Full name:** Grant Calvert
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
keep housing solutions in keeping of the area - this means max height of two stories (ground and first) in most suburbs unless a planned and extensive development with a lot of open space
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
need to be practical and not create more land fill areas. Need to manage traffic and noise to the land fill - so may need to incorporate other options

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>to increase encroachment licenses is rude. Already the fees are high and is just a money making exercise. I pay to park on my drive that no one else would ever access but it does get a car off the road. The council does nothing to maintain this land and has no value to anyone else. Every year the council increase the fees - which is already excessive as I haven't had a pay rise for years! Even option 1 is excessive</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 453

**Login:** Registered

**Responded At:** May 09, 2022 22:06:55 pm

**Last Seen:** May 09, 2022 09:46:40 am

Q1. <b>Full name:</b>	Nick Mouat
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option C: Leasehold CHP with narrow responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 454

**Login:** Registered

**Responded At:** May 09, 2022 22:24:26 pm

**Last Seen:** May 09, 2022 10:06:52 am

- Q1. **Full name:** Bevan Gray
- 
- Q2. **Phone number:** not answered
- 
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- 
- Q4. **Please name your organisation** not answered
- 
- Q5. **Are you a City Housing tenant?** not answered
- 
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- 
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- 
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- 
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- 
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- 
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- The financial details are insufficient to paint a full picture. - The rental portfolio generating a collective \$10 million loss every year, regardless of the less than market rent, makes no logical sense. - The rental loss increasing to \$49m per year also makes no sense. No explanation was given for why the loss is expected to increase. - At a high level, it makes no sense for central and local governments having differing policies on rent affordability. Duplication = waste. The proposed solution is effectively shifting cost to the central government, which in the long term is the same outcome to the taxpayer.
- 
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
-

**Q13. Are there comments you would like to make about the landfill options?**

It is unclear how the revenue generated through sold electricity has been accounted for. Has Transpower or Wellington Electricity been consulted for other benefits power generation may bring? Direct energy market impacts, benefits due to deferring network investment etc.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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**Q17. Increasing encroachment licence fees to better reflect their value** Support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** I oppose the proposed budget

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Too much wasted money in the council, and there's no incentives for the council to be efficient with ratepayers money.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 455

**Login:** Registered

**Responded At:** May 10, 2022 08:29:09 am

**Last Seen:** May 09, 2022 20:14:00 pm

- Q1. **Full name:** Te Kawa Rob
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 456

**Login:** Admin

**Responded At:** May 10, 2022 09:18:40 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Janice Swanwick
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
No option is perfect but at least this will on the existing footprint, and we won't be exporting our rubbish many kilometres out of town. However I would like to see an increased emphasis on recycling – both in the range – eg household compost collections, tetrapaks and those damn single use coffee cup lids – and the volume.

<b>Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered
<b>Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
<b>Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
<b>Q17. Increasing encroachment licence fees to better reflect their value</b>	not answered
<b>Q18. Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
<b>Q19. Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
<b>Q20. Overall, do you support the proposed budget?</b>	not answered
<b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
<b>Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 457

**Login:** Registered

**Responded At:** May 10, 2022 11:31:13 am

**Last Seen:** May 09, 2022 23:27:02 pm

- Q1. **Full name:** Nicole Scully
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Body Corporate 48061
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

· Proposed changes to annual rental fee for roach encroachment We note your proposals to review the fee structure for road encroachment as set out in your letter of 7 April 2022. We do not believe that the proposal to double the road encroachment fees are proportionate or justifiable. You state that the current encroachment fees are “considered low” but do not give any corresponding facts, evidence or justification for why this is. You note only the “significantly increased” land value over this period. While it is factual that land values have increased in the last 11 years, the economic climate at present is extremely volatile. Our land value has dropped in the last 6 months and this is true for the majority of properties in Wellington. See attached article from One roof which discusses the drop in value for properties in Wellington. <https://www.oneroof.co.nz/news/house-prices-tipped-to-fall-in-wellington-is-this-the-end-of-nzs-property-boom-40732> Our land is unit title, so it is not guaranteed to increase in value at the same rate as freehold land particularly in times of economic instability. Inflation is at 7%, the highest it has been for more than thirty years. This inflation pressure is broad and Statistics New Zealand data clearly shows rising prices for food, petrol, construction and housing. Therefore, based on these facts, it is our submission that an increase to encroachment fees of 100% is not proportionate or justifiable and henceforth we draw your attention to the contract we hold with you the Wellington City Council (the Council). Body Corporate 48061 (the licensee) entered into a contract (attached) with the Council for use of the road reserve in exchange for a yearly fee. This contract commenced on 25 February 2016. We note Clause 8 and our right to terminate by giving one months’ notice. Should you proceed with the proposed 100% increase in fees we will be looking to terminate the contract with the Council and have conveyancing done to define the title boundary. We simply cannot afford to have this increase in fees right now and given that there are now fewer cars being driven by residents at [REDACTED], (no doubt due to the increasing costs of running one) we have less need for the extra parking than we did in 2016. We request that you inform us as soon as possible about the fee increase so we can look to give notice and instruct lawyers accordingly.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Ref: 10474163

**Licence Agreement**

relating to

Council land

**THE WELLINGTON CITY COUNCIL**

And

**Body Corporate 48061**

**25 February 2016**

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This Agreement is made on the 14 day of APRIL 2016

between (1) THE WELLINGTON CITY COUNCIL (the Council)

and (2) Body Corporate 48061 (the Licensees).

**Introduction**

- A. The Council occupies and controls road pursuant to sections 316 and 317 of the Local Government Act 1974.
- B. The Licensee owns or occupies the Property, which adjoins/is in the vicinity of the Land.
- C. The Council, in its capacity as land owner, has agreed to licence the Land to the Licensee while the Licensee is the owner or occupier of the Property pursuant to the provisions of the Wellington Consolidated Bylaw 2008.
- D. This licence acknowledges that the improvements constructed or placed on the Property by the Licensee are owned by the Licensee. They can accordingly be amended and maintained in accordance with the terms of this licence and sold to another party, provided the Council's approval is obtained. However, the licence establishes situations where the Council can remove or maintain the improvements.
- E. The parties agree that the licence is granted on the terms and conditions set out in this licence.

**It is agreed**

**1. Interpretation**

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**1.1 Defined terms**

In this licence the following definitions shall apply:

**Commencement Date** means 25 February 2016.

**Improvements** mean two carpad erected or to be erected on the land by the Licensee, and includes any associated structures, fixtures, fittings, improvements, plantings which are now or may during the term of licence be erected on the land.

**Land** means that part of the land owned by the Council being an area of 31.5m<sup>2</sup> more or less at [redacted] coloured red on the attached aerial plan.

**Licence Fee** means \$396.00 plus GST per annum subject to variation in accordance with clause 2.4.

**Permitted Use** means for the purposes of parking private vehicles.

**Property** means the property at [redacted] Hataitai legally described as [redacted] that must be owned or occupied by the Licensee during the continuation of this licence in terms of clause 9.1.



## 1.2 Headings

Headings in this licence are included for ease of reference only and will not affect its construction or interpretation.

## 2. Licence

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### 2.1 Grant of Licence

The Council grants to the Licensee and the Licensee accepts a licence of the Land, on the terms and conditions set out in this licence.

### 2.2 Council's Capacity

- (a) The Council enters this licence in its capacity as land owner, and not as regulatory authority. Any consent or approval given by the Council in its capacity as land owner will not be deemed to waive or imply Council's consent or approval in its capacity as a regulatory authority.
- (b) By granting this licence, the Council does not warrant that either the Land, or the Improvements, are suitable for the Permitted Use. The Licensee must satisfy itself that the Land and the Improvements are suitable for the Permitted Use.

### 2.3 Term

- (a) The term of this licence will commence on the Commencement Date and continue until the date of termination of this licence under clause 7, 8 or 9 (**Term**).
- (b) The Licensee must arrange for this licence and any other related documents to be signed and redelivered to the Council within 30 days of receipt of the licence and any other related documents.

### 2.4 Payment and variation of Licence Fee

- (a) The Licensee will pay the Licence Fee, without set-off or deduction, to the Council annually in advance by 1 August (**Due Date**) of each year. The Licence Fee covers the period from 1 July to 30 June the following year. On the Commencement Date, the Licensee must pay a pro rata amount of the Licence Fee for the broken period from the Commencement Date until 30 June immediately following the Commencement Date.
- (b) The Council may, from time to time, at the Council's sole discretion, vary the Licence Fee by ordinary resolution of Council. The Council will give the Licensee one month's written notice (in accordance with clause 11) of any change to the Licence Fee. The change to the Licence Fee will take effect from the date specified in that notice (**Effective Date**).
- (c) Where the Effective Date occurs after the Due Date and:
  - (i) the Licence Fee has increased, the Council will invoice the Licensee for the additional amount payable by the Licensee for the period from the Effective Date until the next Due Date, and the Licensee will pay the additional amount on or before the date specified in the invoice.

OR  
379



(ii) the Licence Fee has decreased, the Council will credit the amount of the decrease in respect of the period from the Effective Date until the next Due Date against the Licence Fee due on the next Due Date.

(d) Where the licence is terminated under clause 7, 8 or 9 before the Due Date, no refund of any portion of the Licence Fee will occur.

## 2.5 Interest and costs on overdue Licence Fee

If the Licensee does not pay the Licence Fee on or before the Due Date in any year, then the Licensee will pay:

- (a) default interest to the Council at a rate of 10%, from the Due Date to the date of payment; and
- (b) any costs incurred by the Council through an external collection agency to recover unpaid Licence Fee.

## 2.6 Permitted use

The Licensee will use the Land only for the Permitted Use.

## 2.7 Utilities

The Licensee will pay directly to the relevant utility supplier all charges for utilities consumed by the Licensee on the Land, including gas, telecommunications, electricity and water.

## 2.8 Variation of terms of Licence

The Council may, at its sole discretion, at any time revise the terms of this licence or impose special conditions in respect of this licence to reflect any change in the Council's policy. The Council will give written notice to the Licensee of any such revision of terms or special conditions (in accordance with clause 11). The revised terms or special conditions will take effect from the date specified in the notice.

## 3. Maintenance, Repair, Alterations and Additions

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### 3.1 Licensee to keep the Land and the Improvements in good repair

The Licensee must put and keep the Land and the Improvements in good order, repair and condition to the reasonable satisfaction of the Council.

### 3.2 The Licensee's further maintenance and repair obligations

The Licensee must at all times, at the Licensee's expense:

- (a) keep the Land and the Improvements clean, tidy, free and clear from all rubbish and noxious weeds, to the Council's reasonable satisfaction; and
- (b) comply with any law, bylaw or other statutory requirement of any competent authority that affects this licence, or is done or to be done under it, or that relates to the Licensee's

occupation or use of the Land, and the Licensee must tell the Council immediately if the Licensee becomes aware of any requirement of that type; and

- (c) without limiting the scope of clause 3.2(a), ensure that the Improvements comply with relevant laws, bylaws or other statutory requirements including, without limitation the Building Act 2004. The Council may, from time to time, require the Licensee to obtain, at the Licensee's cost, a written report from a suitably qualified expert, addressed to the Council, confirming that the Improvements comply with the requirements of all relevant laws, bylaws or other statutory requirements; and
- (d) the Licensee is responsible for the cost of:
  - (i) repair of damage caused by land slips; and
  - (ii) work needed for retention of roadside batters; and
  - (iii) work required to remedy and prevent land slips,  
caused by the Licensee's use of the Land.

### 3.3 Council's right of inspection and notice to remedy default

The Council and the Council's employees, contractors and invitees may at all reasonable times enter the Land to view the condition of the Land and the Improvements. If the Council gives the Licensee written notice of any failure on the part of the Licensee to comply with the requirements of clauses 3.1 and 3.2, the Licensee will, with all reasonable speed, remedy those defaults.

## 4. Indemnity

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- 4.1 The Licensee indemnifies the Council for all liability, loss, damage or expense arising from:
  - (a) the Licensee's occupation or use of the Land or the Improvements; and
  - (b) something either the Licensee, or someone the Licensee is responsible for, does or fails to do.
- 4.2 The Council will not be liable to the Licensee for any loss or damage suffered by the Licensee or the Licensee's invitees, employees, agents or contractors or to the Improvements, or to any other property as a result of the Licensee's or any other person's use of the Land or the Improvements. The Licensee acknowledges that it uses the Land and the Improvements entirely at its own risk in all respects.

## 5. Undertaking Works on the Land

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### 5.1 Definition of Works

In this licence **Works** means:

- (a) any excavation or alteration of all or any part of the Land; and
- (b) any erection of improvements or structures of any nature and any erection of or alteration to the Improvements; and

- (c) any activity that may disrupt, damage or interfere with existing utilities or services (for example water, gas, telecommunications, electricity, waste), to or through the Land.

## 5.2 Consent required

- (a) The Licensee must obtain the Council's written consent (which the Council may, in its sole discretion, give or withhold) in its capacity as land owner before the Licensee commences any Works on the Land. The Council will be entitled to have due regard to the design of the Licensee's proposed Works and may impose any reasonable conditions on its approval as the Council considers appropriate.
- (b) The Council may, as a condition of approval under clause 5.2(a), require the Licensee to pay a bond of an amount set by the Council. The bond will be refunded on completion of the Works to the Council's satisfaction.

## 5.3 Regulatory consent

The Licensee must also apply for the consent of the Council in its capacity as a regulatory authority, and obtain all necessary consents to permit the use of the Land and completion of Works in accordance with the requirements of the Resource Management Act 1991, the Building Act 2004 and all Wellington City Council bylaws.

## 5.4 Health and safety

The Licensee must advise the Council how it will comply with the Health and Safety in Employment Act 1992 when it asks the Council for consent under clause 5.2.

## 5.5 Completion certificates

When the Works are complete, the Licensee must give the Council, at the Licensee's cost, a copy of all code compliance (if any) and building certificates (if any) for the completed Works under the Building Act 2004.

## 5.6 Council may require removal of Works and the Improvements

The Council may, at any time, at the Council's sole discretion require by notice in writing that any Works and/or the Improvements are removed from the Land. The Licensee will make good any damage caused to the Land by the Works and/or Improvements to the satisfaction of the Council at the Licensee's cost. If the Licensee does not comply with its obligations under this clause by the date specified in the Council's notice, the Council may undertake the removal and make good any damage caused to the Land by the Works and/or Improvements. The Council may recover the actual and reasonable cost of doing so from the Licensee. The Licensee will pay such costs to the Council immediately on demand in writing by the Council.

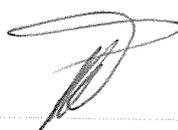
## 6. No Assignment

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### 6.1 Licensee not to assign

This licence is personal to the Licensee, and the Licensee will not:

- (a) transfer, assign, charge or otherwise deal with this licence; or



- (b) sublicense the Land or the Improvements or otherwise part with possession of the Land or the Improvements.

## 7. Termination by the Council

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### 7.1 Termination on one month's notice

The Council may, at any time, terminate this licence by giving the Licensee at least one month's written notice (in accordance with clause 11).

### 7.2 Termination for breach

The Council may terminate this licence if:

- (a) the Licence Fee or utility charges are in arrears and unpaid for 28 days whether demanded or not; or
- (b) the Licensee breaches any of the Licensee's obligations under this licence; or
- (c) the Licensee abandons the Land; or
- (d) the Licensee disposes of its interest in the Property or the Improvements.

### 7.3 Notice of grounds of termination for breach

- (a) The Council will give the Licensee notice (in accordance with clause 11) stating the grounds of termination (**Notice**) before it exercises its right to terminate this licence under clause 7.2.

### 7.4 Terms of notice

- (a) If the breach is capable of being remedied, the Notice given under clause 7.3 will also state:
  - (i) that the Licensee is required to remedy the breach, and
  - (ii) that the Council intends to terminate this licence if the breach is not remedied within 28 days (or such longer period as the Council may choose, in its sole discretion) from the date of the Notice.

Other notices

The Council will give any other notice required by law at the same time as the Notice.

### 7.5 Time of termination

This licence will, unless the Licensee has remedied the breach identified, terminate on the expiry of the Notice and clause 10 will apply.

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## 8. Licensee's right to terminate

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The Licensee may terminate this licence by giving the Council one month's written notice and the termination provisions in clause 10 will apply, but will not release the Licensee from any of its outstanding obligations under this licence up to the time of termination.

## 9. Termination on sale of Property

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### 9.1 Termination

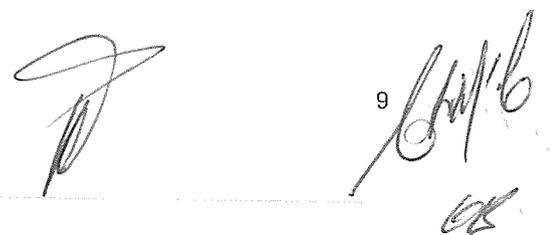
- (a) This licence will end on the settlement date of the sale of the Property by the Licensee to a purchaser (**Purchaser**). The termination provisions in clause 10 will apply, but the Council may, on written application by the Licensee and the Purchaser, elect to permit the Licensee to sell the Improvements to the Purchaser and to grant a new licence to the Purchaser.

### 9.2 Sale of the Improvements

- (a) The Licensee will provide the Purchaser with a copy of this licence and advise the Purchaser that the Purchaser will need to apply to the Council for a new licence of the Land. If the Council elects to permit the Licensee to sell the Improvements to the Purchaser of the Property, any sale of the Improvements to the Purchaser must be conditional on the Purchaser obtaining approval from Council to enter into a new licence of the Land with the Council.
- (b) The written application for the Council's consent to sell the Improvements and to grant a new licence to the Purchaser will include, without limitation, the following details:
- (i) the name and contact details of the Licensee;
  - (ii) the name and contact details of the Purchaser;
  - (iii) a description of the Land to which this Licence relates;
  - (iv) the address of the Property being sold by the Licensee to the Purchaser;
  - (v) the date of settlement of the sale of the Property;
  - (vi) the signatures of the Licensee and the Purchaser.
  - (vii) The Council will determine whether or not a new licence will be granted to the Purchaser, and the terms of that licence.

### 9.3 Consequences of breach

The Council will not permit the Licensee to sell the Improvements to a Purchaser of the Property if the Licensee is in breach of this licence.



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## 10. Consequences of termination

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### 10.1 Removal of improvements by Licensee

The Licensee will, prior to the termination of the licence, remove the Improvements from the Land and make good any damage to the Land caused by the Improvements to the satisfaction of the Council, at the Licensee's cost. Removal of the Improvements is not required if the Council has approved the Sale of the Improvements under clause 9.

### 10.2 Removal of the Improvements by the Council

If the Licensee does not remove the Improvements in accordance with clause 10.1 or the Licensee is in breach of this licence, the Council may, within 28 days after the date of termination of this licence, remove the Improvements from the Land and make good any damage to the Land caused by the Improvements, at the Licensee's cost. The Licensee will pay actual and reasonable costs to the Council immediately on demand in writing by the Council.

### 10.3 No claim by Licensee

The Licensee will have no right to claim compensation from the Council in respect of the Improvements removed by the Licensee or the Council under clauses 10.1 and 10.2.

### 10.4 No prejudice to prior obligation

Termination of this licence will be without prejudice to any liability of the Licensee incurred prior to the termination of this licence.

## 11. Notices

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11.1 The Council may give the Licensee notice under this licence by posting it by ordinary post or delivering it to the last address given by the Licensee to the Council or to the Licensee's last known residential address (or to the Licensee's registered office if the Licensee is a company), or by personal service on the Licensee, or by posting it by ordinary post to the address of the ratepayer in respect of the Property for the time being in the Council's rating records.

11.2 Notices given:

- (a) personally are served when they are delivered;
- (b) by post are served the following day after posting;
- (c) on a Saturday, Sunday or Public Holiday are served on the first business day after such day.

## 12. Dispute Resolution

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### 12.1 Arbitration

If a dispute or difference regarding the interpretation of this licence is not able to be resolved through negotiation then the dispute or difference may be settled by reference to arbitration. The reference will

be to a single arbitrator appointed by the parties, but if the parties cannot agree, the arbitrator will be appointed by the President of the New Zealand Law Society (or any successor), such arbitration to be carried out in accordance with the Arbitration Act 1996 and the substantive laws of New Zealand.

## 12.2 Moneys due

The procedures in clause 12.1 shall not prevent the Council from taking proceedings for the recovery of the Licence Fee or other money payable under this licence which remain unpaid.

## 12.3 Dispute costs

The Licensee and the Council will share equally all costs of resolving disputes under clause 12.

## 13. Costs

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The costs of the preparation of this licence will be partially met by the Licensee through the payment of the fee provided in the Council's current encroachment policy. The Council's legal costs related to the enforcement or attempted enforcement of the Council's rights and powers under this licence will be payable by the Licensee.

## 14. No set off or deduction

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The Licensee will not set off or deduct anything from any amount due to the Council under this licence.

## 15. No caveat or registration

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The Licensee is not entitled to register this licence or lodge a caveat in respect of the Land.

## 16. Survival of Clauses

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Clauses 10.2, 10.3 and 12 will survive termination of this licence in respect of any liability arising during the period that the Licensee occupies the property.

## 17. Additional Clauses

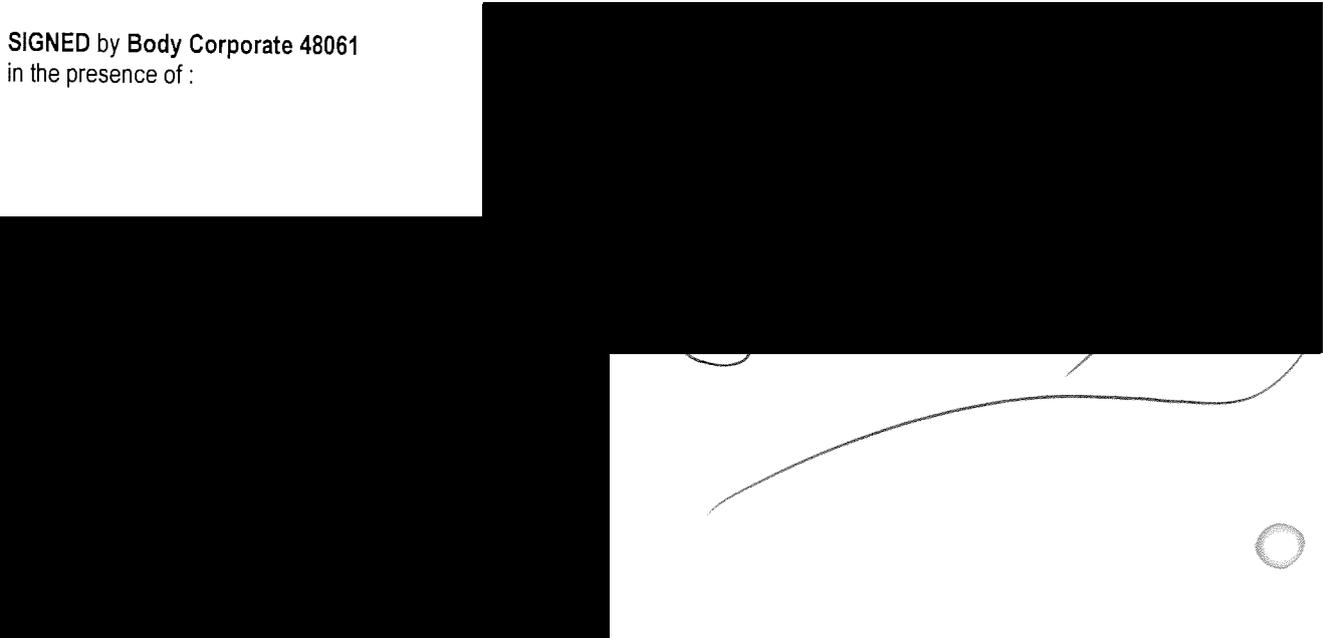
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- (a) If there is any conflict between these additional clauses and the other terms of this licence, the additional terms will prevail.

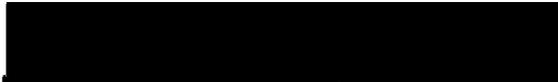


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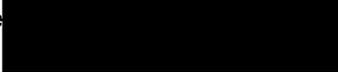
SIGNED by Body Corporate 48061  
in the presence of:



Address



Telephone

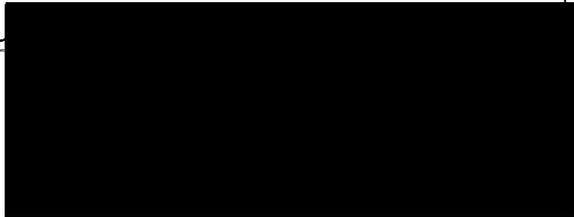


THIS PART WILL BE COMPLETED BY WCC

SIGNED for and on behalf of  
Wellington City Council

By

In the presence of:



Print Name



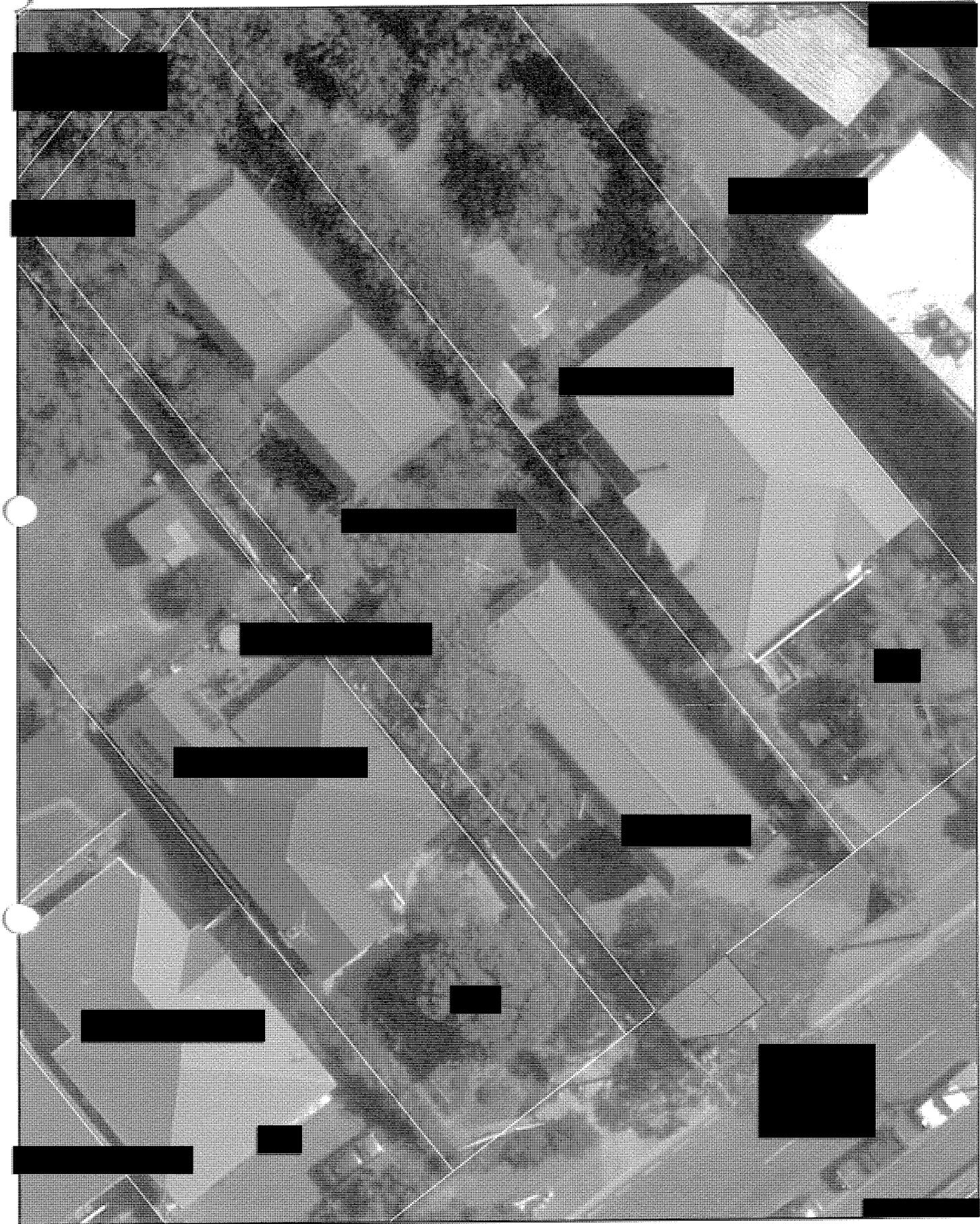
Witness Occupation

Encroachment Advisor

Place of residence

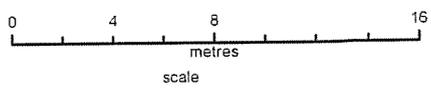
Wellington





[Redacted]

Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-50m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.



MAP PRODUCED BY:  
GIS Operations Team  
Wellington City Council  
101 Wakefield Street  
WELLINGTON, NZ

ORIGINAL MAP SIZE: A4

*[Handwritten signatures and initials]*



**Respondent No:** 458

**Login:** Registered

**Responded At:** May 10, 2022 12:25:36 pm

**Last Seen:** May 09, 2022 23:26:31 pm

- Q1. **Full name:** Paul Dajnowski
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I would like to oppose the idea of increasing the Encroachment fees. I believe council should look at each licence individually or do not change the current fees at all. I have read through the letter sent to me from WCC, Consultation on the proposed changes to annul rental fees for road encroachment. I want to list out my reasons for my objection; Firstly having an Encroachment licence is not to be a easy target for council to get more money from us to (as said in your letter) help council effort of reducing general rates increase. General rates increase is for every Rate payer, not to be subsidised by Encroachment licence holders. Secondly, what exactly dose council do to justify those fees, I have never seen council in any circumstance do anything to maintain a Berm in front of housing, and as soon as you want to use this land that you maintain , the council wants to charge you for it. Is it not fair to accept that for many Rate paying properties, who have to open a Encroachment licence it is because (in my case) they are unable to park on there own land,(for a multitude of reasons), yet if they could get a place to park there vehicle on there property there is no charge even though you would probably use the same amount of room running a driveway across the berm. You can at this stage park on your driveway, on the berm for no cost at all. I believe council needs to drop the whole idea of fee increases for Encroachment licences, or if they decide to charge more money for them then they need to do a lot more work in customising each and every licence for every holder to make sure it is fair and justified. The council needs to exist with in its miens, council can only deliver what it can afford, and not by extracting more money from struggling residents in its community.

Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered
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**Respondent No:** 459

**Login:** Registered

**Responded At:** May 10, 2022 13:56:21 pm

**Last Seen:** May 09, 2022 23:19:40 pm

- Q1. **Full name:** Mike Wylie
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Not at this time.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Not at this time

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>It is ridiculous that the council view the small parcels of land that some ratepayers lease under the encroachment licence system as council assets. These small parcels of land are not a commercial asset to the council as they have no usage value to the council or wider ratepayers. They are actually a liability to the council and other ratepayers, for without the improvements/upkeep and maintenance provided by the encroachment licence holder the council would have to incur the cost of additional resources to maintain them. The licensees pay considerable amounts to create garaging / car decks and off street parking for the betterment of their neighbourhoods/communities as a whole. All ratepayers and the council in the affected areas get the advantages of encroachment licence holders considerable outlay. Tidy streets with good off street parking make suburbs very desirable and increases the property values of all houses in the area at no expense to council or other ratepayers other than admin cost. This subsequently increase the rates that the council receives by these increased property values. Encroachment licence holders are already contributing more than their fair share of resources to community/neighbourhood betterment. I might also add that council are very keen on creating a cycle friendly city, it seems incredibly ridiculous that council would penalise ratepayers who are spending a lot of their own money to keep the public streets free of parked vehicles. This provides substantial benefits for other ratepayers, service and emergency vehicles and public transport operators. On a final note I would also like to add that your valuation process is very flawed, you are proposing to set the value of these road encroachments based on the square metre rate as the ratepayers own land parcels. Ratepayers parcels of land have a high value because they are large enough to build a residential dwelling on them , that's where their value comes from, tiny parcels of land do not have any ability to be separately built on so they are a council liability not an asset. It is unjust and not prudent stewardship to penalise those that are making the most effort to better their neighbourhoods at no expense to council or other ratepayers.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 460

**Login:** Registered

**Responded At:** May 10, 2022 14:41:41 pm

**Last Seen:** May 10, 2022 02:24:13 am

- Q1. **Full name:** Christy Dobbs
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I own a condo in Te Aro and was shocked about a proposed 100% increase in encroachment fees. This is totally out of line and higher than the property value growth. Increases need to happen, but they should be more modest and frequent similar to how capital value is adjusted every 3 years. Otherwise this increases costs in an unreasonable way and makes home ownership even more expensive (don't forget that insurance costs nearly doubled due to the Kaikoura earthquake) and rates have increased as well.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 461

**Login:** Registered

**Responded At:** May 10, 2022 15:43:48 pm

**Last Seen:** May 10, 2022 03:38:29 am

- Q1. **Full name:** Gabriela Montane
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 462

**Login:** Registered

**Responded At:** May 10, 2022 18:39:24 pm

**Last Seen:** May 10, 2022 06:30:13 am

- Q1. **Full name:** Gary Bowering
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Whatever you do needs to reduce rates and return a profit to the shareholder (i.e., ratepayer). We've had enough of being ripped off.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Go with the cheapest for now. Inflation up; dollar down... be sensible. Tech will improve and cheapen within a few years. Drop the ideology and use critical thinking techniques.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Focus on what you are there for - infrastructure and giving value to the customer (ratepayers!!).	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 463

**Login:** Registered

**Responded At:** May 10, 2022 19:21:43 pm

**Last Seen:** May 10, 2022 06:55:18 am

Q1. <b>Full name:</b>	Victoria Anderson
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Let's just crush it all into a big cube and shoot it off into space
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Info is hard to find?? The Consultation Document says to look at the website and the website has 2021 info..	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 464

**Login:** Registered

**Responded At:** May 10, 2022 20:43:31 pm

**Last Seen:** May 10, 2022 08:33:12 am

- Q1. **Full name:** John Gibb
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a visitor to Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Yes. Marina fee Increases, particularly Clyde Quay Boat Harbor	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

Clyde Quay fees increased last Sept(2021) ..... 11% !!!

What improvements have been done to justify this 2022-2023 proposed increase of 11%?

Inflation is running at 7%.

Increases such as this add to inflation unnecessarily. This appears to be Council increasing revenue without good cause.

Boat owners are not inherently wealthy . Many are super-annuitants, not wage earners.

It is expensive owning a vessel and many people only manage this due to budgetary practices and hard work maintaining their vessel.

Have a look at the vessels in Clyde Quay. Very few are high priced boats, many are old and in various states of repair.

Marina 7% increase, ..... but Clyde Quay Boat harbour 11%?

Why? As can be seen from the differences listed below, there should be a marked cost advantage to leasing a Harbour space and supplying your own mooring, along with the difficulties this inherently has, as opposed to leasing a Marina berth.

There is a vast difference between having a boat on a mooring such as in Clyde Quay and having one on a walk on walk off Marina berth.

Some of the differences tabled below.

**Marina berths:** facilitate safe access to the vessel , walk on walk off for owners & crew, and ease of maintenance.

There is no time consuming accessing and launching a Tender to row to the vessel.

They are secure from theft and from weather. Tying up is less costly and lasts longer; being just ropes, there is virtually no annual ongoing costs as with a mooring.

Departing and return alongside marina fingers is easy compared with picking up a mooring buoy.

Power is available as is water at the dockside.

Parking access for vessels owners and loading is incomparable.

**Clyde Quay:** Parking, there is nothing available even for loading, without feeding meters.

Vessels are accessed by Tender in all weathers, which are also used as the only means of hull and mooring maintenance.

Boat harbour moorings are installed at the lessees' expense, as is their ongoing maintenance and replacement , which is very costly.

Northerly swells now enter Clyde Quay since the Wharf Apartments construction. This increases wear and tear on moorings and deck equipment alike.

Clyde Quay is a washpool for Wellington harbour's rubbish and the city's drains, resulting in fouling of hulls at waterline and above.

This also increases the speed of weed growth fouling on hulls and moorings leading to time consuming cleaning of same and shorter rope life. All carried out hanging over the side of a Tender. Arduous and time consuming.

The Seabed is not dredged making access difficult coming alongside the wharves due to lumps of concrete etc. The Wharves also are in poor condition and have no access from the water for convenience or safety.

Access for launching and retrieving Tenders from Shed 49 is slippery and dangerously UNSAFE.

Access with heavy equipment is via steep stairways to the roadway.

Many have settled for a Clyde Quay mooring due to **previous** lower cost as opposed to Marinas and put up with the difficulties mentioned in order to continue boat ownership.

I hope this increases the understanding of the huge difference between facilities, If you have owned a vessel in both situations it would be very clear that Clyde Quay is becoming overpriced. Half the cost of a Marina berth ; but add in ongoing mooring costs, the above mentioned shortcomings and continual fee increases, the margin is badly eroded.

Increasing costs will increase vacancies, less profit.



**Respondent No:** 465

**Login:** Registered

**Responded At:** May 10, 2022 21:20:49 pm

**Last Seen:** May 10, 2022 07:04:26 am

- Q1. **Full name:** Howard Clifton Andrewes
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
History with outsourcing is not good. Prefer Council ownership but not at cost of unjustified rate increase.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
If there is no local option for waste disposal then illegal and indiscriminate dumping will increase,
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Infrastructure needs sorting. Water supply is the highest priority. Zero carbon and waste initiatives have been too hastily adopted and have wasted rate payers money (eg Island Bay Cycleway). Don't squander money on things that don't bring value like "Rainbow Crossings" Increasing Encroachment Fees beyond CPI is not justified. I am a pensioner and, as such, have no way of increasing my income to compensate for the Council's poor long running decisions of deferring maintenance to the extent that now the infrastructure is so run down that abnormal and desperate measures are being explored. I was encouraged to formalise an encroachment (30 plus years back) as the bus service struggles to pass my house if cars park on the street. The encroachment licence I have dictates that the use is limited to a car pad only ie my use of the land is strictly limited (no buildings, excavations) and must be fenced and kept tidy. This tells me that it would be unreasonable to pay an encroachment fee related to my property value as I don't have the right to use the road reserve land in the same way. The encroachment licence is for private use only so I can not derive any income from it. Doubling the encroachment fee, as an interim measure, is unreasonable given that my pension increase was only 5.95%. A sewer main crosses my property but I can not charge the council an encroachment fee for that. Many people park cars on road reserve without having a formalised encroachment arrangement (ie for free) so I consider income should be collected from these freeloaders prior to penalising good citizens who have done the right thing.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 466

**Login:** Registered

**Responded At:** May 10, 2022 21:59:46 pm

**Last Seen:** May 10, 2022 09:57:07 am

- Q1. **Full name:** Julia Morgan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 467

**Login:** Registered

**Responded At:** May 10, 2022 23:09:48 pm

**Last Seen:** May 10, 2022 10:54:14 am

- Q1. **Full name:** Lucy Rowling
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

Waste to incinerator options have shown in Europe to not be a viable solution and are starting to be decommissioned. We need to do the best job we can re carbon emissions and solid waste management, and that is not incineration which creates perverse disincentives around reducing waste. We need to pay our own way for the waste we generate and provide financial support for residents who are less able to afford to, while simultaneously reducing waste-generating consumption. Shipping it out of town is ignoring the issue of responsible production and consumption.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** Support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** Don't know

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We need to increase support for public transport and reduce support options for private vehicles in the city. We need to engage with the UN Sustainable Development Goals of Agenda 2030 in all its dimensions particularly the intent of equality for all, which will require appropriate resources assigned to source and share disaggregated data based on gender race and all dimensions of potential discrimination according to the UN Convention on Human Rights, and adjust the budget accordingly.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 468

**Login:** Registered

**Responded At:** May 10, 2022 23:57:17 pm

**Last Seen:** May 10, 2022 11:53:58 am

- Q1. **Full name:** Gerardo Isaac Martin del Campo Sotelo
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I live in Wellington  
I work in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 469

**Login:** Registered

**Responded At:** May 11, 2022 07:18:53 am

**Last Seen:** May 10, 2022 19:16:09 pm

Q1. <b>Full name:</b>	MF
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 470

**Login:** Registered

**Responded At:** May 11, 2022 08:51:21 am

**Last Seen:** May 10, 2022 20:42:06 pm

- Q1. **Full name:** Karen Allen
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
<p data-bbox="146 896 1445 985">Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 996 1445 1120">The blanket raising of encroachment fees does not take into account the amount of time and money spent by those that look after the encroachment part of their land. If I built a fence to separate my land from the encroachment, that area would become a weed ridden unsightly wasteland.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 471

**Login:** Registered

**Responded At:** May 11, 2022 09:05:54 am

**Last Seen:** May 10, 2022 21:01:14 pm

- Q1. **Full name:** Camille Young
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 472

**Login:** Registered

**Responded At:** May 11, 2022 09:17:06 am

**Last Seen:** May 10, 2022 21:18:50 pm

Q1. <b>Full name:</b>	Jan Ducnuigeen
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 473

**Login:** Admin

**Responded At:** May 11, 2022 10:45:41 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Roger Tetau Waihape
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	"1st option" will there be rent increases every year... "2nd option" leasehold seems to be an okay option, but there is a question mark to all "3rd option" hope community trust is a worth while choice
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Really don't know that more rubbish on top of existing rubbish is a good option. But to incinerate rubbish is always a better option.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 474

**Login:** Admin

**Responded At:** May 11, 2022 10:46:35 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Richard Donald Blacktop
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 475

**Login:** Admin

**Responded At:** May 11, 2022 10:47:28 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** John Steven Polly
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 476

**Login:** Admin

**Responded At:** May 11, 2022 10:48:12 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Mohan Mahato
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 477

**Login:** Admin

**Responded At:** May 11, 2022 10:49:22 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Taalefili Ulale
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Your people make the plan whats good for everyone thank you

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 478

**Login:** Admin

**Responded At:** May 11, 2022 10:50:18 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Toka Robati
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 479

**Login:** Admin

**Responded At:** May 11, 2022 10:50:53 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Tina & Rochard Tonge
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 480

**Login:** Admin

**Responded At:** May 11, 2022 10:51:58 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Wilsin Zaya
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 481

**Login:** Admin

**Responded At:** May 11, 2022 10:55:20 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Clare McAloon Balfour
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I would like to see apartment blocks built for pensioners remain specifically for pensioner tenants This would help avoid elder abuse and other disruptive behaviours impacting the elderly Or maybe categories for low, medium and high risk tenants</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Maybe a distinction between commercial and residential encroachment fees? Would accurately reflect real value?	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 482

**Login:** Admin

**Responded At:** May 11, 2022 10:56:49 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Ngaire Norton
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 483

**Login:** Admin

**Responded At:** May 11, 2022 10:57:45 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Solaqa Zaya Solaqa
Q2. <b>Phone number:</b>	[REDACTED]
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 484

**Login:** Admin

**Responded At:** May 11, 2022 11:00:06 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	David Fyall
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Sorry my reading is bad as I born deaf I need shaker from doorbell and fire alarm and flashing lights? So I can see because I can't hear? I need shaker in my bed?</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 485

**Login:** Admin

**Responded At:** May 11, 2022 11:01:38 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Robert John Hines
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Council tenants need to be involved in future discussions
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 486

**Login:** Admin

**Responded At:** May 11, 2022 11:04:05 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Winifred Annette Moffat
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I support affordable, healthy homes for all
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
I am concerned about Urban methane from southern landfill I am saddened about streams and bush being spoilt by the landfill and its extension

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 487

**Login:** Admin

**Responded At:** May 11, 2022 11:04:47 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Anita Louise Olsen
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 488

**Login:** Admin

**Responded At:** May 11, 2022 11:05:27 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Yuen Por Tam
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 489

**Login:** Admin

**Responded At:** May 11, 2022 11:06:14 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Mari Jo Jenner
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 490

**Login:** Admin

**Responded At:** May 11, 2022 11:07:17 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Thanh Phu Trinh
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 491

**Login:** Admin

**Responded At:** May 11, 2022 11:08:15 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Pisia Moleli
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 492

**Login:** Admin

**Responded At:** May 11, 2022 11:08:50 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** David Harley
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 493

**Login:** Admin

**Responded At:** May 11, 2022 11:10:03 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Helen Elizabeth Gordon
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 494

**Login:** Admin

**Responded At:** May 11, 2022 11:10:55 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Patrick Noble Cunningham
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 495

**Login:** Admin

**Responded At:** May 11, 2022 11:15:06 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Helen Anne OConnell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

1 - I object to 100% increase in Encroachment fee rates in a single year. The councils processes should include incremental increases to enable home owners who have been slapped with recent price increases on food, fuel, power at an alarming rate in the past 12 months. People are struggling to maintain ownership of their homes 2- In my neighbourhood some home owners are currently paying an encroachment fee of approx \$200 whilst others pay \$1000 for an encroachment of the same size. I suggest level playing field might enable a reduction in fees for the higher taxed households.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 496

**Login:** Admin

**Responded At:** May 11, 2022 11:15:50 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Aline Kravchuk
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 497

**Login:** Admin

**Responded At:** May 11, 2022 11:21:21 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Marion Ann Quinn
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I wish to oppose the proposed increase in rental fees for encroachments for the following reasons: 1 - The old, extremely high pohutukawa on the encroachment are already considerable and increasing expense for me. This month for instance, I paid \$299 for blocked drains from tree roots (a regular occurrence) plus \$30 for property clearance of fallen branches, leaves + other debris. As a retired single woman these are significant costs. 2- It is also stressful. The trees creak and groan and are a hazard in storms. They block the sun & light and I get regular complaints from neighbours about blocked views. 3 - I have no control or ability to determine what happens to the trees on the property as obviously they are WCC property. Following a formal complaint to the WCCM some thinning of the trees has been undertaken but in my absence, shrubbery which provided greenery and a barrier to the road was arbitrarily removed without any consultation. I have no control over the encroachment which is already a significant expense and creates considerable stress for me.. I am therefore strongly opposed to any increase in encroachment rental fees.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 498

**Login:** Admin

**Responded At:** May 11, 2022 11:24:33 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** John David Neas
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

My wife, Jennifer Armitage, and I were very concerned to learn that the Council is proposing to double the current road encroachment license fee from 13.33/sq m to \$26.66/sq m. Our fee for current financial year is \$440 so, if this proposal is implemented, we would have to pay an additional \$440 as our annual fee will be \$880. As we are pensioners on a fixed income this will not be easy for us. Our preference would be for the fee to remain the same or for the current policy of increasing the fee in line with inflation to continue.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 499

**Login:** Admin

**Responded At:** May 11, 2022 11:27:52 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Peter Joseph O'Connell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Re Encroachment Fees 1 The proposed 100% increase of the encroachment license fee does not represent an increase to "better reflect their value" 2 The proposed 100% increase does not represent a fair and equitable increase across the spectrum of eligible ratepayers. I do not accept that some affected ratepayers will have Community Services Card eligibility and that this is fair and equitable. I do not accept that some ratepayers have historic ongoing exemptions to pay significantly discounted rates. I note that some adjacent properties with similar encroachment meterage pay 80% less than the adjoining properties. I propose that this historic bias be removed and that all fees be based on fair and equitable basis.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 500

**Login:** Registered

**Responded At:** May 11, 2022 11:30:13 am

**Last Seen:** May 10, 2022 23:23:46 pm

- Q1. **Full name:** Maria Struzak
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 501

**Login:** Registered

**Responded At:** May 11, 2022 11:43:42 am

**Last Seen:** May 10, 2022 23:26:40 pm

- Q1. **Full name:** Rachel Marr
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>While we appreciate the fees for road encroachments haven't increased for ten years, the value of this land is not worth an increase of 100%. Our encroachment includes the grass outside our house, which we fenced. Before it was fenced the Council did absolutely nothing to maintain this land. We maintain it. Should we be sending the Council a bill for maintaining it if we take our fence down? If rates increase 100% we will be taking our fence down and the Council will be worse off. Secondly, half the land to which encroachments are attached are land the Council will never use. We looked into buying our land but the Council wanted to hold on to most of it and it ended up not being beneficial to us. Land often abutts houses but not in any uniform way so as to easily widen roads. The impact of using that land for roads would be huge, The Council should have sold some of its land years ago. Thirdly, while the Council now has increasing money woes given the way it has not looked after the drains in the city, this is a reflection on how the Council has looked at other areas in the past ten years such as focusing on businesses and allowing consents for high rise buildings in the city, instead of looking after the basics. And now the ratepayers are going to be suffer. A small increase in the fees for road encroachments would be more justifiable but on top of the rising costs for consumers it won't be welcome. We are not sure what the overheads are for the Council owning a road reserve that is maintained by a ratepayer, but that is what the fees should be based on - not some arbitrary amount.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 502

**Login:** Registered

**Responded At:** May 11, 2022 11:46:17 am

**Last Seen:** May 10, 2022 23:35:36 pm

- Q1. **Full name:** Linda Antuane Marquez Pino
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- I expect that any change would be the best for everybody. I have been living more than one year in a city council house. And of course are good things but there are many conditions that need improve like safe and healthy places in general. I only hope that any decision take it would be great.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**
- I think that the best option must be taken looking the environment consequence

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 503

**Login:** Admin

**Responded At:** May 11, 2022 11:48:25 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Kondal Mothe
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Organisation
Q4. <b>Please name your organisation</b>	GoMedia
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I am writing this in relation to the council's road encroachment fee increase. We do not agree to a 100 percent increase as it is extremely high in the current economic conditions. We do not use the road as it is a digital billboard and operated remotely. Due to covid and the economic downturn, we are facing a lot of challenges over the last couple of years. We had to take the payment plan to meet the existing fees and your decision to increase it by 100 percent would be detrimental to our NZ owned and operated business We agree to a 6.9% increase so please look into this and hope for a favourable outcome

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 504

**Login:** Admin

**Responded At:** May 11, 2022 11:50:41 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Ezra Duffill
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 505

**Login:** Registered

**Responded At:** May 11, 2022 11:54:32 am

**Last Seen:** May 10, 2022 23:35:04 pm

- Q1. **Full name:** Lafoaluga Maria Autagavaia-ale
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- With the changes to a community housing trust, this can be offset with the offer to current tenants the possibility of rent to owning a low income property (an incentive for low income earners to actually own an asset) this \$\$\$ in turn could go back into the trust to help with costs of rebuilding new council houses or support minor or major maintenance work. Not to say to sell all properties but a percentage for now to make things possible for WCC now to improve the many housing they have at present. This community housing trust must have representatives that live in social housing as they will know what the everyday struggles are for the tenants in these homes.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** None of these options

**Q13. Are there comments you would like to make about the landfill options?**

It is very hard to comment on this as a tip is needed although how about throwing the onus back on the ratepayers, renters basically humans to make the decision to use methods of clean waste. Basically you are in control and charge of your waste, you the owner finds ways to discard or rejuvenate what you are throwing away. I want organic etc waste to be made hard for people to dump and make them use the waste they have and make something of it, if we didnt have landfills what would we do instead....just an idea

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** Support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Do not support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Do not support

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**Q20. Overall, do you support the proposed budget?** I support the proposed budget

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 506

**Login:** Admin

**Responded At:** May 11, 2022 11:54:54 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Neil Deans
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Tyers Stream Group
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The Tyers Stream Group was formed for the protection and restoration of Tyers Stream and its catchment, particularly that part in public ownership and regenerating native habitat. It is an ecologically and historically significant area in the heart of Khandallah which would benefit from improved access and appreciation from nearby residents. The group has an MOU with WCC to undertake weed control and native habitat restoration planting in that part of the catchment that is managed by WCC, known as Tyers Stream Reserve. Increased Support for the restorative planting programme We strongly support the proposed increase in funding of the restorative planting programme. This proposed increase is crucial in safeguarding the investment already made by WCC, our group and of other volunteers. Due to the WCC requirement preventing our use of tools such as chain saws, scrub bars or herbicide, WCC support with weed control is critical to the effectiveness and success of our revegetation work. The city and its reserves will benefit most from an effective partnership between the Council and volunteers. Three Waters Infrastructure The Tyers Stream Group would like to see a significant increase in investment in the three waters capital programme and in the operation of the three waters infrastructure. This will reduce pollution in our waterways now and in future. The group visits Tyers Stream Reserve at least once a month and every time we find and then report waste water leak(s) from poorly maintained infrastructure.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 507

**Login:** Admin

**Responded At:** May 11, 2022 12:04:55 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Marcus Southam
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>As a home owner in Wellington (with Road Encroachment), the Cost of Living has increased dramatically in the last 12 months. - Cost of living has increased by \$5000 in last 12 months (Average - StatsNZ) - CPI increased to 6.9% FY22 - Inflation predicted to hit 7.4% in 2022 (ANZ) - OCR expected to increase to 3.25% in 2022 (ASB) &gt;&gt; The proposed doubling of Road Encroachment License (as interim measure) is "Tone deaf" to the financial pressures impacting Wellington rate payers &gt;&gt; any proposed increase should align with CPI</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 508

**Login:** Registered

**Responded At:** May 11, 2022 12:05:06 pm

**Last Seen:** May 10, 2022 23:46:17 pm

Q1. <b>Full name:</b>	Caroline
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	
Explain what is City Housing?	
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	
Once it expires cannot it not be renewed? and if it cannot be, then why not? Also what is the breakdown of costs for the other options?	
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The council have not provided a budget plan/forecast so I cannot make an informed decision to support the encroachment increase. The breakdown of costs need to be made available to the general public. Where did the council come up with the encroachment fee from \$13.33/m<sup>2</sup> to \$26.66m<sup>2</sup>? This is also not enough notice for affected parties to be paying for a large increase for just air space. What exactly is this cost meant to be covering? for the front lawn to be mowed? If the rateable value has increased can you please provide figures based on this? Also the letter to me dated 7 April states it has not been reviewed for over 10 years? How many years has it been since the last renewal? Can you please provide me with the original contract where it states that the encroachment licence is to be reviewed and based on what timeframe? I look forward to hearing from you shortly.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 509

**Login:** Admin

**Responded At:** May 11, 2022 12:34:54 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Prue Kelly
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Re Encroachment Fees I understand the need for the Council to seek a return from its assets where appropriate and its obligation to exercise prudent guardianship. However, I believe its policy and practice of not maintaining road reserves (Roading engineer 15 February 2022) is in contradiction to this policy and in fact undermines it. Background: In 1995 we brought 118 Inglis St Seatoun (Lot 1 DD87490) and signed a Deed of Licence (ENV 47/4899) for a carport. 118 (built in 1939) is on a steepish side of Beacon Hill Reserve above the ridiculous widely colonial drawn legal road - Inglis St. The house is accessed by a concrete drive shared with 120 and retained on both the road and the reserve side. I do not know when that was built. In 2009 we, owners of 118 & 120, replaced the inside retaining wall with an engineer designed strengthened retaining wall. This resulted in an amended licence agreement still 47/4899 to include 50% of the area of the drive. In 2015 the Council cut down the number of large pine trees in the reserve many directly above our encroaching drive. They replanted the reserve but did nothing for the road reserve. In 2017 I warned of slumping in two places as runoff had increased and water paths changed and in response the Council planted 5 flax bushes. I Wrote again twice that last of which we 2021 when the problem was easily identified. My query was answered by a new person to the Council who didn't bother to investigate and admitted to misunderstanding the issue. I gave up, he seemed not have the skills or energy to get involved. 13 February 2022 Cyclone Dovi and the inevitable slip happened, and two sections of the retaining wall were destroyed with a third pole further up the hill bent and will fail in the future. Consequently, we no longer have the amenity offered us by our encroachment. We walk to our house and the carport does not shelter the car, which is at risk on a narrow road, It is not our land, so EQC and our insurance company say we have no claim – our houses are not threatened. My submission is that should a licensee lose the amenity gained from an encroachment or any part of that amenity as a result of other WCC policies ie not maintaining road reserves or WCC inaction then there should be reduction or rebate of encroachment fees And That an 100% in fees is excessive

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 510

**Login:** Admin

**Responded At:** May 11, 2022 12:38:08 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	John Gill
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I have lived in Wellington, and been a ratepayer since 1976. We have been here before with this Community Housing issue. My preference, and advice to you, is that we hand over our housing portfolio to the Central Government. You are not doing a good job. It's becoming more of a burden. Ratepayers are getting frustrated with the relationship and taking it out on you. It's not your core work and is distracting your energy from what you should be doing. This community housing problem is structural, political and fundamentally unable to be solved. Walk away. If you can get a decent price take it, if they short change you take it anyway. Now is the time to cut and run. A National/ ACT government will never take it off your hands. It's what the smart Councils are doing. Be a fast follower while the opportunity exists</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered

Q13. Are there comments you would like to make about the landfill options?

not answered

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Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints

not answered

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Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.

not answered

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Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.

not answered

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Q17. Increasing encroachment licence fees to better reflect their value

not answered

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Q18. Additional funding for a full upgrade to Khandallah summer pool

not answered

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Q19. Removal of all library charges to remove barriers to accessing council libraries

not answered

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Q20. Overall, do you support the proposed budget?

not answered

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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

not answered

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Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)

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**Respondent No:** 511

**Login:** Admin

**Responded At:** May 11, 2022 12:41:32 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Carl & Heather Burgess
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

When we built our garage, encroachments were encouraged as a way of getting parked cars off the road. We do not see that the need to have fewer parked cars has changed over the years. The build required the removal of an inaccessible high bank, covered in noxious weeds which grew into the overhead wires because they were never cleared by the council. We look after the encroachment area exclusively at no cost to the council. Furthermore, there is no footpath on this side of the road from Karori Road to 10 Reading Street. The paved area in front of our garage and steps beside it provide a small footpath area for pedestrians to get off the road when walking down the road on our side. a 100% increase in the encroachment fee puts unacceptable pressure on home owners affected

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 512

**Login:** Admin

**Responded At:** May 11, 2022 12:43:13 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** michal Rysavy
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I am currently paying back home loan. Significant increase in road encroachment price would make me remove carpod and I would give back the land to council. I can park my car 200m further.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 513

**Login:** Admin

**Responded At:** May 11, 2022 12:47:27 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Michael Harvey
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I currently pay for a road encroachment of 128qm for the purposes of a private garden. I was disappointed to receive your consultation on the proposed rental fee changes, as this would increase my costs from \$2,000 per year to \$4,000 per year. I would like to draw attention to the following issues: No differentiation of road encroachment purposes For residential purposes, it seems you can encroach for these purposes: • Increase of dwelling footprint • Attached / Detached garage carport • Garden I would suggest considering tiering the fee, with dwelling encroachments being the most expensive and garden encroachments the least expensive. An example as follows: • Increase of dwelling footprint o Cost \$50sqm per annum • Attached / Detached garage carport o Cost \$30sqm per annum • Garden o \$10sqm per annum (All with a minimum fee for all encroachments of \$1,000 per annum) Road reserves as an economic asset I would argue that the majority of council road reserves (in my area of Karori) actually have zero or near zero value, unless they are significant enough to place a dwelling on. Inconsistent road reserves From the below screenshot, we can see the road reserves even just in my small area of Karori (Hatton Street / Hauraki Street ) differ markedly. Some homes have enormous road reserves (Hatton Street west side), to zero road reserves (Hatton Street east side). Looking at my block, the road reserves differ markedly on both street frontages. Personally I'd argue council would be better off "gifting" (where roads are sufficiently wide) these road reserves to residents, and then benefit from increased rates in land value uplift (and in due course increased neighbourhood amenity). Please note, if this proposed rental fee proceeds as is I will have to significantly reduce my road encroachment as I have other financial priorities.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 514

**Login:** Admin

**Responded At:** May 11, 2022 12:48:43 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Marie-Claire Asbridge
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We have been paying rent for encroachment at [REDACTED] since the late seventies . We expect a regular increase in the amount due [ 1.5% in 2021 ] but the sudden doubling for the licence and the increase by 100 percent of the lease fee have come as a shock . Over the years we have contacted the Council on 3 or 4 occasions about problems with trees . Each time , somebody came , took a lot of photos .... and that was it . No action taken. If we have to accept this huge increase , the Council should at least , as a good landlord , take care of the difficult issues of maintenance .

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered



**Respondent No:** 515

**Login:** Admin

**Responded At:** May 11, 2022 12:51:16 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Andrew Given
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
See attached	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 516

**Login:** Admin

**Responded At:** May 11, 2022 12:55:11 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Shanali Derose
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
WCC should be partnering with its Government to build homes and wcc should be maintaining them
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  See attached	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 517

**Login:** Admin

**Responded At:** May 11, 2022 12:58:36 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Anthony Derosé
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	
	Funding social housing via rate is not a sustainable model. Council should partner with crown/crown agencies for investment and operational funding.
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	No residual waste facility in Wellington City
Q13. <b>Are there comments you would like to make about the landfill options?</b>	
	Funding education to reduce waste
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Budget to reflect efficiencies and savings built in. Consultant fees should be minimal. Staff cost should be reviewed and investment in infrastructure and maintenance increased.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 518

**Login:** Admin

**Responded At:** May 11, 2022 13:42:47 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	David Goh
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Organisation
Q4. <b>Please name your organisation</b>	Goh Holdings Lts
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

[REDACTED] is an asset of Goh Holdings Ltd. Currently Goh Holding Limited is a Council encroachment lease holder for a small parcel of land (road reserved). We have no questions for Council to increase the rent of 100% increasment ( ie \$26.66/m2) taking effect from 1 July 2022. What we would do or might consider is , once the Covid matter is under control, we have a plan to demolish the current property , replacing a new building on this site. And we will no need to further leasing the same road reserve. A building plan is in the pipeline and we will notify the Council in due course.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered



**Respondent No:** 519

**Login:** Registered

**Responded At:** May 11, 2022 14:30:10 pm

**Last Seen:** May 11, 2022 02:06:38 am

Q1. <b>Full name:</b>	Paavitha Thambiratnam
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	No residual waste facility in Wellington City
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 520

**Login:** Registered

**Responded At:** May 11, 2022 15:10:04 pm

**Last Seen:** May 11, 2022 02:50:23 am

Q1. <b>Full name:</b>	Kenneth Munro
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Re encroachments policy: When the recent (2021) property valuation review was commissioned from QV, the council instructed that the total value be rebalanced from Improved to Land. This, according to QV was a WCC decision and not part of their methodology. My property then sunk from an improved valuation of \$300,000 to \$60,000 based on a council decision rather than any 'real' shift. The land value then rose dis-proportionately. It is deeply cynical for WCC to use this inflated land valuation to form the basis of re-valuing encroachments; ie land that does not have any accrued capital value to me, land that can be easily reclaimed by council, land that does not have any other marketable use. By all means review rates for encroachments but do not piggy-back it on a poorly weighted rating model. CPI at least has an accepted methodology.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 521

**Login:** Registered

**Responded At:** May 11, 2022 17:02:19 pm

**Last Seen:** May 11, 2022 04:49:44 am

- Q1. **Full name:** Aidan Martin Brock
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Resident's parking puts an enormous strain on Wellington's roads and there is a chronic shortage in no small part due to the housing crisis and people forced to live in overcrowded conditions. Private parking bays and grages on council land aids in relieving this issue while providing income to the council on land that would otherwise be almost entirely utilised. Residents parking also adds to wear and tear of the road, the maintenance cost of which the residents parking fee would help offset. Private parking on council encroachment land essentially means free money for the council, as the land is otherwise unused and since any maintenance is done by the resident, the council incurs no cost.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 522

**Login:** Registered

**Responded At:** May 11, 2022 17:56:41 pm

**Last Seen:** May 11, 2022 05:30:34 am

Q1. <b>Full name:</b>	PTong
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Rate Increase. The description of our property as a three bedroom house with a current valuation of \$1.4M is misleading. The house has a total floor area of 90sq m with only two rooms suitable for use as bedrooms. The room at the front of the house currently used as a study is very small and accommodates only a desk, bookshelf and chair. While a single bed may be squeezed in instead, the dimensions of the room make it wholly unsuitable for use as a bedroom. Not only has the valuation proved to be wildly inaccurate but the QV market valuation of \$1.310M has now also proved to be worthless as an indicator of the value of the house at April 2022. We cannot afford to keep paying rates which are rising exponentially year after year to fund non-essential projects such as bike lanes which are of no benefit to at least half the population and also result in loss of parking spaces and business closures. A decade long project to invest \$226M on a trial of 147km of bike lanes when Mt Victoria and other suburbs have been reported as being 20 years or more away from having capable drains to cope with the anticipated population increase makes no sense at all. Road encroachment licence fee increase. Option 1 - the encroachment fee for our property has already increased from \$15.10 sq m to \$26.66 sq m in the period 2020 to 2021 (excluding GST) from 1 July 2022. An increase of the magnitude proposed is exorbitant. Option 2 - see above. Option 3 - Without knowing the level of the increase proposed it is impossible to either support or rebut the proposition. However, given the present inappropriate valuation of our property it seems manifestly unfair to base an increase in the encroachment fee on such a specious connection.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** </files/original/missing.png>

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**Respondent No:** 523

**Login:** Registered

**Responded At:** May 11, 2022 19:05:09 pm

**Last Seen:** May 11, 2022 06:40:23 am

- Q1. **Full name:** Chrissy Cook
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
  
I am a wellington ratepayer who is shocked that City housing is currently ring fenced and that my rates are not going to fund what I believe is an UTTERLY FUNDAMENTAL OBLIGATION OF WELLINGTON CITY COUNCIL. WCC MUST PROVIDE, SAFE, WARM AFFORDABLE HOUSING FOR WELLINGTONIANS. THIS IS ESSENTIAL AND MEANS THAT OUR NEIGHBOURHOODS ARE PROVIDING FOR SOME OF OUR MOST VULNERABLE RESIDENTS. In addition WCC housing tenants MUST BE ABLE TO ACCESS IRRS. This would mean their rents will never be more than 25% of their income and not like the presently intolerable and unsustainable 70% of market value.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know

Q13. Are there comments you would like to make about the landfill options?

not answered

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Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints Neutral don't know

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Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings. Support

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Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington. Support

---

Q17. Increasing encroachment licence fees to better reflect their value Support

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Q18. Additional funding for a full upgrade to Khandallah summer pool Do not support

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Q19. Removal of all library charges to remove barriers to accessing council libraries Support

---

Q20. Overall, do you support the proposed budget? Neutral

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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

The council must commit to providing , upgrading and sustaining affordable, warm, safe community housing and they must make every attempt to persuade national government to give tenants access to IRRS.

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Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23) not answered

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**Respondent No:** 524

**Login:** Registered

**Responded At:** May 11, 2022 20:43:45 pm

**Last Seen:** May 11, 2022 07:56:12 am

- Q1. **Full name:** Peggy Li
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 525

**Login:** Registered

**Responded At:** May 12, 2022 00:50:13 am

**Last Seen:** May 11, 2022 08:49:52 am

- Q1. **Full name:** Shewangizaw Tadesse Cherinet
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 526

**Login:** Registered

**Responded At:** May 12, 2022 02:46:03 am

**Last Seen:** May 11, 2022 14:46:50 pm

- Q1. **Full name:** Alex Victor Staines
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 527

**Login:** Registered

**Responded At:** May 12, 2022 07:59:32 am

**Last Seen:** May 11, 2022 19:48:56 pm

Q1. <b>Full name:</b>	Michael Snow
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Why should the city do this when there is already a government organisation doing it - Kainga Ora
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	I have seen no information on the cost implications. Waste to energy sounds good, but I don't know whether it is expensive or not. Not having a waste facility is not an option.
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The encroachment license fee proposal is nonsense. These pieces of land are, by and large, useless to Council and hold no value, except for the value they add to the parties that lease them. All improvements are paid for by those parties and Council should cover costs only plus a nominal profit margin. Last time I looked it was Council's role to provide infrastructure not fleece residents because vanity projects require more money to complete.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 528

**Login:** Admin

**Responded At:** May 12, 2022 10:07:30 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Gary Scott
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Neutral don't know

---

Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Re ROAD ENCROACHMENTS, I oppose the huge increases proposed. Doubling the per metre charge while comparing the fee to adjacent residential land assumes these tiny blocks have substantial value, and that all the benefit is transferred into the private ownership of the fee payer. Neither is true. To hold substantial land value, the land must be useable for some substantial purpose. Roading reserves are narrow, they are often steep and rocky, and very difficult to utilise. Reserve cannot be priced relative to housing land, because no-one could ever build a house on it. Or a business. They are either too small, or too close to dwellings or roads, to be used for other purposes. This is a false equivalence. New pricing suggests the value is fully privatised, yet encroachments free-up spaces on the road side, unblock streets and allow access for service vehicles and emergency vehicles without the gridlock that would occur in many streets if residents vehicles were suddenly parked curbside again. These privately parked vehicles are helping neighbours by clearing streets and reducing the council's own costs in traffic management and parking compliance. The fee-payer gains convenience. But so does the city, Fee payers already provide public utility. There is a large issue of fairness. Fee-payers have assessed their ability to pay encroachments based on reasonable annual increments. Most cannot restore the space to it's original state without unreasonable cost, and entered a contract with Council in reasonable expectation that as rates might rise, as the CPI or inflation increases are passed on, fees might also rise in moderate percentages. To now double that base price, unilaterally, is simply unfair use of a monopoly position. The use of the land has not changed. Council's real inputs when managing the land (i.e. sending out a bill) have not changed. No infrastructure cost is attached to the encroachment land – it does not house more people, nor create more rubbish, nor require more services, nor generate more sewage. It is essentially inactive for Council - once it is converted to an encroachment it is cost-neutral. So how can the rental double? There is no other client to pay, or purpose to which the land can be put.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 529

**Login:** Admin

**Responded At:** May 12, 2022 10:09:39 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Jack Imlach
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I have lived at the above address for over 25 years during which time I have worked to beautify the encroachment erecting a wall to Council and Engineering specifications and planting shrubs and ground cover. All this was done with no monetary help from the Council whatsoever. At that time and now there has never been a footpath on my side of the road and the wall was built to stop erosion. To think that you are going to increase the encroachment fee to a level that is out of the reach of owners who have lived here and maintained your property in prime condition for all of these years is just completely unfair and also to think that you are going to charge for "Airspace" by 100% is totally ridiculous. I would like to point out that if this increase goes ahead it will be out of reach for Superinuitants such as myself who live along here to pay. Perhaps you should take the land back and maintain it like I have done for the past 25 years or more. I already pay high rates for my own land which has no sidewalk and no bus service. Houses used to be affordable up in the hills that's why we the average working class people bought them to raise families - Now it seems you are just building cycle-ways on narrow skinny roads and no transportation for us citizens who pay rates and made this all possible. Where is the justice

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 530

**Login:** Registered

**Responded At:** May 12, 2022 11:27:29 am

**Last Seen:** May 11, 2022 23:21:40 pm

Q1. <b>Full name:</b>	Rajendra Sadacharam
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Wellington city council rates are going up and top of that 100% hike in encroachment fees will impact us financially, so I suggest to keep the current encroachment fees and not to go-ahead with 100% hike.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 531

**Login:** Registered

**Responded At:** May 12, 2022 11:36:48 am

**Last Seen:** May 11, 2022 23:21:05 pm

- Q1. **Full name:** Simon Swallow
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The proposed increase in encroachment by 100% is ransom pricing. Furthermore, the suggestion that they are treated in the same respect as rateable land is almost laughable. Rateable land is property that is owned directly by a private individual or company. They have the right to develop that land within the confines of planning rules and regulations. No such rights are conferred with encroachment land and as such to even suggest that they should be treated in the same way shows a distinct lack of understanding from those proposing the changes. Those with encroachment land (such as road reserve) are essentially the stewards of that land, as it can be used by the council at any time. We look after the land for the council keeping it clean and tidy (while not building anything on it). If anything the council should be paying those with encroachment land for up keeping it. I have been through the process of attempting to purchase road reserve land of the council and it has been a ridiculous process. The council planners have not been prepared to even enter into conversations around the sale of land that will never be used for roading (given the 30 degree plus slope on the land). A more sensible conversation would be around what is actually required from road reserve and opening the minds of the council planners to the fact that some of that land is simply never going to be fit for purpose and so could be sold. In the meantime hiking encroachment fees by 100% is essentially holding a gun to someones head. It is unlikely that they are going to simply re-engineer their fence lines or boundaries to not pay the council the fee. It is disappointing that the council have such little foresight and understanding of the financial difficulties that these decisions put on people.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 532

**Login:** Registered

**Responded At:** May 12, 2022 11:48:00 am

**Last Seen:** May 11, 2022 23:39:42 pm

- Q1. **Full name:** Matt Wills
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Cricket Wellington
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	



WELLINGTON CITY COUNCIL  
ANNUAL PLAN

**Cricket Wellington Submission**  
MAY 2022

## **CRICKET WELLINGTON SUBMISSION:**

### **Introduction**

Cricket Wellington is the regional sports organisation (RSO) for cricket in the Wellington region and one of six Major Associations that make up New Zealand Cricket. As an organisation we are responsible for the administration, promotion, and development of cricket in Wellington. We are committed to 'Creating Outstanding Experiences for the People of Wellington'. Chaired by experienced sports administrator David Howman and led by CEO, Cam Mitchell and General Manager, Liz Green, Cricket Wellington was the first RSO in Aotearoa to achieve the Sport New Zealand Governance Mark (the gold standard for governance in sport).

Cricket is New Zealand's summer game. From the beach to the backyard, from local parks to the Basin Reserve, cricket is played informally and competitively across the nation. Locally, it has been a golden period for Cricket Wellington, and we have seen an increase in the number of Wellingtonians engaging in cricket, whether it be as umpires, coaches, volunteers, fans, or participants.

The greatest growth has been evident in the women and girls' space, and we are proud to report that we have seen an increase in participation at all levels. This growth has been most evident in the junior and youth space with a remarkable 100% increase in the number of teams entered in Cricket Wellington competitions. This growth has been driven by a number of initiatives targeting women and girls of all ages and abilities including Yeah! Girls, Summer Smash, and our recently expanded senior women's competition. This growth is not just limited to what is happening on the field and our Young Leaders programme recently won the Best Female Engagement Initiative at the New Zealand Cricket Community Awards while our Community Manager (Women and Girls) Frances Stewart received acknowledgement as the Community Cricket Activator of the Year.

The buzz around women and girls' cricket in Wellington reached a high in February and March as the best cricketers in the world descended upon Wellington for seven ICC Women's World Cup fixtures at the Basin Reserve. It is not often the best cricketers in the world are in your backyard and Wellingtonians were fortunate enough to witness quality games including Australia v New Zealand and a semi-final where the eventual champions Australia proved too good for the West Indies. Cricket Wellington is looking forward to building on the success of the World Cup and ensuring that the next generation of women and girls' cricketers are given opportunities to be involved in cricket at all levels.

Youth cricket continues to be a priority and we are committed to working with College Sport Wellington, local colleges, and students to ensure youth cricket continues to grow. Highlights from the 2021-22 season included an expanded Hunt Trophy competition and a record number of teams competing in the Venus Cup. For youth cricket to continue to grow we must focus on communities that have historically had limited opportunity to play the game and in recent years teams have been established at Heretaunga College, St Catherine's' College and Aotea College.

Cricket Wellington and our member clubs continue to prioritise community cricket, and this is evident in our Strategic Plan (2020-23) that identifies our community priorities as youth and female cricket, while continuing to focus on our core deliverables of community player pathways, coach and umpire development and capability and capacity.

It is our responsibility to create a vibrant, integrated and participant focused environment that inspires. During the 2021-22 season we;

- Saw a 10% increase in adult participation across all formats of cricket
- Engaged 6330 primary school students in introductory cricket sessions across 49 schools
- Had over 7700 registered players participating across the Wellington region
- Provided over 200 coaches with coach development opportunities
- Engaged a diverse range of groups including members of our Islamic, Jewish, Greek Orthodox, Tamil, Croatian, Samoan, Sikh, Sri Lankan, and members of our disabled communities

As measured by the annual Voice of Participant survey (conducted by Sport New Zealand) overall member satisfaction is improving. However, feedback has identified that to enhance the participant experience we must ensure facilities for training and play continue to improve.

### **Cricket Wellington Facilities Strategy**

Cricket Wellington partnered with Visitor Solutions to develop a Facilities Strategy in 2018 to identify our facility requirements then and into the future. This strategy set out a series of recommendations that would support our desire to grow the game and create outstanding cricket experiences.

In recent years our ongoing growth has resulted in an insufficient number of grounds to cater to the requirements of our community. Over the off-season Cricket Wellington are embarking on a facilities review and we are requesting the support of the Wellington City Council during this process.

Additionally, we would like to thank the Wellington City Council for your support in mobilising Cricket Wellington's Facilities Strategy over the last 4 years and we ask that this investment and collaboration in improving these community assets continues. We have enjoyed a positive relationship over many years and appreciate the consistency in the high-quality grounds that are provided in the region. The ongoing investment in community sport is also appreciated and a recent highlight has been witnessing the positive impact the Waiora Hub has had on the Johnsonville community.

However, there is always more to be done and we request that Wellington City Council consider the following priorities when developing its annual plan:

1. Ensure our communities have access to an adequate number of turf and artificial facilities in light of our ongoing increase in participants
2. Continue to maintain minimum standards of maintenance and upkeep for facilities
3. Partner with Cricket Wellington to identify, and upgrade facilities that require maintenance

In our submission we also seek Wellington City Council's support to ensure that community cricket is not adversely affected as clubs begin their recovery from the impacts of COVID-19 while also navigating increasing living costs. We are therefore requesting that the Wellington City Council maintain ground fees at the 2021-22 season rates.

### **Our Investment**

Cricket Wellington continues to view community cricket as our number one priority, and this was evident in the removal of affiliation fees for all of our member clubs in the 2020-21 season. This allowed clubs to navigate the financial uncertainty of Covid-19, at a cost of \$200k to Cricket Wellington. This allowed clubs to increase their investment in grassroots cricket.

In 2021-22 we restored affiliation fees at a level commiserate with the 2019-20 season to ensure cricket remained affordable. To support our community, we increased our direct investment into a number of programmes including the Upper Hutt Community Partnership Programme and Women and Girls Club Coaching Investment Fund. These targeted programmes have had a positive impact and we look forward to continuing these in the future.

Cricket Wellington also continues to invest significantly in council ground fees with a total spend of \$165,000, with \$80,696 specific to Wellington City Council.

### **Summary**

Sport plays a fundamental role in keeping our communities active and engaged, and Cricket Wellington looks forward to continuing to partner with the Wellington City Council to offer participants the opportunity to engage with cricket in a safe and enjoyable environment.

Cricket Wellington would like to thank the Wellington City Council for your ongoing support, and we look forward to being given the opportunity to discuss our submission further.

*[Handwritten signature in blue ink]*



**Matt Wills**





**Respondent No:** 533

**Login:** Registered

**Responded At:** May 12, 2022 11:48:31 am

**Last Seen:** May 11, 2022 23:37:28 pm

- Q1. **Full name:** samarendra rath
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Put a sign that if you don't know someone , don't open the entrance gate, please . Put rubbish nicely and respect the women who puts lots of efforts on cleaning our building
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
No
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
no	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 534

**Login:** Registered

**Responded At:** May 12, 2022 11:58:15 am

**Last Seen:** May 11, 2022 23:45:41 pm

- Q1. **Full name:** Jaimes D Wood
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
No
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
No

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>My Comments relate to the intention to increase road encroachment fees by 100%. This is, frankly, absurd. The Wellington City Council is fast developing a reputation as the most dysfunctional council in New Zealand - and then you see this sort of planned action. It suggests a total lack of connection with reality - a 100% increase at a time when inflation is being felt for the first time in years. I fully recognize the issue - the council (presumably through incompetence) has failed to increase road encroachment fees for some years - but this as corrective action is unreasonable. How about something sensible, reasonable and practical like an intent to increase these by 10% per annum for each of the next ten years? This would see an increase by well over 100% (nearly 2.6 times in fact - MORE than double) achieving what you set out to do WITHOUT looking ridiculous AND making ratepayers believe you are on the case.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 535

**Login:** Admin

**Responded At:** May 12, 2022 12:24:35 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Nicole Scully
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Organisation
Q4. <b>Please name your organisation</b>	body corporate 48061
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I write on behalf of Body Corporate 48061 who hold a licence with the WCC to use the road reserve for parking. We intend to terminate our agreement with the WCC if the licence fee increased by 100 percent as proposed and make the following submission. We note your proposals to review the fee structure for road encroachment as set out in your letter of 7 April 2022. We do not believe that the proposal to double the road encroachment fees are proportionate or justifiable. You state that the current encroachment fees are "considered low" but do not give any corresponding facts, evidence or justification for why this is. You note only the "significantly increased" land value over this period. While it is factual that land values have increased in the last 11 years, the economic climate at present is extremely volatile. Our land value has dropped in the last 6 months and this is true for the majority of properties in Wellington. See attached article from One roof which discusses the drop in value for properties in Wellington. <https://www.oneroof.co.nz/news/house-prices-tipped-to-fall-in-wellington-is-this-the-end-of-nzs-property-boom-40732> Our land is unit title, so it is not guaranteed to increase in value at the same rate as freehold land particularly in times of economic instability. Inflation is at 7%, the highest it has been for more than thirty years. This inflation pressure is broad and Statistics New Zealand data clearly shows rising prices for food, petrol, construction and housing. Therefore, based on these facts, it is our submission that an increase to encroachment fees of 100% is not proportionate or justifiable and henceforth we draw your attention to the contract we hold with you the Wellington City Council (the Council). Body Corporate 48061 (the licensee) entered into a contract (attached) with the Council for use of the road reserve in exchange for a yearly fee. This contract commenced on 25 February 2016. We note Clause 8 and our right to terminate by giving one months' notice. Should you proceed with the proposed 100% increase in fees we will be looking to terminate the contract with the Council and have conveyancing done to define the title boundary. We simply cannot afford to have this increase in fees right now and given that there are now fewer cars being driven by residents at 124 Hataitai Road, (no doubt due to the increasing costs of running one) we have less need for the extra parking than we did in 2016. We request that you inform us as soon as possible about the fee increase so we can look to give notice and instruct lawyers accordingly.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 536

**Login:** Registered

**Responded At:** May 12, 2022 12:31:52 pm

**Last Seen:** May 11, 2022 23:20:17 pm

- Q1. **Full name:** William Guest
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- My rates have risen 14% this year, while my pension has only just been adjusted by 7%. I am opposed to the City Housing becoming more of a burden on ratepayers, many of whom may appear rich because of house price rises, but are actually cash poor. Similarly, many businesses have been very hard hit by Covid, and also cannot afford large rates rises.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

Waste to energy incineration has some serious problems to solve, including carbon emissions, possible exhaust contaminants as dioxins and other toxic gases from plastic materials, particulate emissions, the net heat emission available after drying wet material, and the likelihood that burning will be seen as the "magic wand", and reduce the necessary focus on waste stream reduction and recycling. I am also opposed to sending our rubbish into other regions. It is our problem. (Would we seriously consider barging it out into Cook Strait and dumping it in 500m depth?)

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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**Q17. Increasing encroachment licence fees to better reflect their value** Support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** I support the proposed budget

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

My support for the budget is reluctant, but I welcome the increased emphasis on infrastructure issues. However, my rates went up 14% this year, while my pension was only recently adjusted by 7%. I note that we are facing another 8.5% rates this year. Many individual ratepayers have seen the alleged value of their homes rise steeply, making them seem rich - but many are cash poor as housing is an illiquid asset. Many businesses were hard hit by Covid, and are also in straitened financial circumstances. No more baubles like the conference and exhibition centre, or the hugely expensive old Town Hall (replaced in 1983 by the aging Michael Fowler Centre.....). I am opposed to the extension of the airport runway if it involves any cost to ratepayers. I also want a greater professionalism in the investigation, planning, estimation and delivery of major projects to prevent the horrendous cost overruns that hit the rates. The most recent example appears to be an inner city Wellington sewage pumping station. Estimated and approved by Council at \$6M, it will now cost \$24M according to news reports. This kind of error needs to stop!

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 537

**Login:** Registered

**Responded At:** May 12, 2022 12:40:17 pm

**Last Seen:** May 12, 2022 00:16:21 am

- Q1. **Full name:** Christopher Roche
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I oppose the Encroachment Licence Fee Review. I must add, finding how to lodge this separate issue submission was extremely hard - there should have been a separate link for this specific issue, and, although this issue may not be a "Major" issue for Council, it is very much so to some affected Licensees. I wonder if the whole issue has been "hidden" on purpose - the process to lodge submissions almost seems deceitful.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

It is Council's intention to significantly increase Fees for Encroachment Licences. Under the proposed Options, many Licences will have fees reviewed to a level which imposes a significant and unaffordable cost. Calculations reveal some may increase to over \$5,000.00 per annum. If this cost was known when the application for an encroachment was initially made, it is unlikely such encroachments would have been sought. This would have downside and widespread consequences beyond solely the issue of a fee.

I am opposed to any change to the status quo because the proposals are ;

1. Inherently unfair and contrary to Council's own principles of consistency, reliability, and dependability of public policies
2. Contrary to fair market principles
3. Contrary to valuation principles
4. Disingenuous when treating unusable road as an asset requiring an economic return
5. Negatively detrimental to the value of properties in need of encroachment licences
6. Ignoring existing positive economic return to the Council
7. Ignoring the support encroachments provide to other Council policies, e.g. housing density and encouraging cycling

#### **1. Inherently unfair and contrary to Council's own principles of consistency, reliability and dependability of public policies**

The September 2011 Road Encroachment and Sale Policy opened the Policy Objectives with the statement "...to provide a framework for consistent decision-making..". Owners purchasing a property with an Encroachment Licence have relied on this Policy Objective to provide certainty to established and known costs, and, some security of tenure. Home ownership is a long-term commitment and given the cost impact the fee proposal would cause some Licensees, it is very unfair to impose new significant costs to, what should be, known, fixed or predictable fee commitments.

#### **2. Contrary to fair market principles**

Fundamental to fair market principles is the "Willing Buyer / Willing Seller" principle. If changes to the Encroachment Licence Fee are required, they should be for new applications. Not existing encroachments which may transfer with ownership, but entirely new situations so that there is a willing buyer / willing seller situation. The former will have a negative impact on the property being sold while the latter is a new situation with the new fee structure known at that time - the applicant can then decide if the encroachment is needed or otherwise having regard to all salient facts.

### **3. Contrary to valuation principles**

Council's proposal is to base fees on the value of its land and such value to be adopted from the affected property owners' land. The land of the property owner is a surveyed lot with a legal description and is fully serviced. Council acknowledges that its alternative to dispose of encroachment land is an expensive exercise – among other things, a land survey and new appellation is required. The Council's land is raw and undeveloped.

A second valuation principle overlooked is the non-homogeneous nature of real estate. In many instances the Council road reserve is steep, overgrown and unusable. A Licence to have a pole supported structure (deck, car deck, garage or even part of a dwelling) allows the Licensee's land to be better utilised but these structures are very expensive to construct and, very expensive to remove. It may even be impractical to remove structures - e.g., a house may be left without a front door or access to its door. Such a situation creates a very captive Licensee (ratepayer) and the proposed fee review seems dictatorial in these circumstances – it is tantamount to exploiting a ratepayer who may not have any choice.

### **4. Disingenuous when treating unusable road as an asset requiring an economic return**

The Council is claiming it has an obligation to seek an economic return off its assets. In many cases, the road reserve would, if not for the terrain and topography, have been included in the physical road space – thus avoiding narrow, winding and sometimes dangerous streets. The land subject to many encroachments is not an asset per se. Ideally it would have already been used as part of the physical road. Its use under the Encroachment Licence provides mutually beneficial arrangements. The Council has otherwise unusable land maintained, occupied and cared for and the Licensee has an added benefit. In some cases, a zero fee would even be fair to reflect this mutuality.

### **5. Negatively detrimental to the value of properties in need of encroachment licences**

Significant additional ownership costs will be incurred by some owners under the proposed fee structure. In many cases, the option of surrendering the Licence is not practical, or doing so will be very expensive, e.g. demolishing a garage, part of a dwelling, pole deck. Fee increases under the proposal have, in some cases, been calculated to be more than \$5,000 per annum. There is no doubt any property with such an added cost will suffer erosion of value. The loss will not be equal to the annual fee, but will reflect the fee capitalised in perpetuity.

### **6. Ignoring existing positive economic return to the Council**

Encroachment Licences do provide a betterment to the affected properties and these properties will be valued with the benefit the encroachment provides. The benefit is captured within the

Capital Value of the Licensee's property and Council therefore already receives a positive return via its Capital Value based rating system.

## **7. Ignoring the support to other Council policies**

Encroachment Licences have allowed some properties to be developed, or developed to an enhanced level, i.e. the combination of the private land and Council's land has provided the usable package – this is so in some inner city suburbs where the privately owned land would not otherwise have been used for housing in say, in-fill situations supporting higher density.

Encroachments have in many instances allowed off street parking in some of Wellington's very narrow streets and this is a community benefit when considering the safety aspects of roads and, in supporting the encouragement of cycling. Council's own surveys confirm the perceived danger of cycling narrow streets negates further uptake of cycling as a means of transport.

The reasons to maintain the status quo are numerous and, most have an underlying sense of equity and fairness. The view to treat Encroachment Licences as a revenue source is too narrow and misguided.

An option to consider, given many encroachments are minor in nature, and a relatively small minority will be affected by significant and unaffordable increases is to place a maximum cap on any fee review / increase.

I do agree the process of allowing and administering Encroachment Licences should not be a cost to Council / other rate payers.



**Respondent No:** 538

**Login:** Registered

**Responded At:** May 12, 2022 12:59:06 pm

**Last Seen:** May 12, 2022 00:40:36 am

- Q1. **Full name:** Lisa Schollum
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I believe the Encroachment Policy should view the use of road encroachments as providing value to the wider residents rather than just the licence holders. In the case of residential areas, encroachments mean otherwise unusable land can be used to park a vehicle off the street. That benefits other drivers, cyclists and helps reduce the petty car crime that's going on in the suburbs. In the case of commercial encroachments, allowing a business to use footpath or air space for customer enjoyment creates a more vibrant space for all in the city, as well as increasing the likelihood of getting a table. I would like to see the shared benefit recognised and factored in to the policy's approach, as well as recognising that residential encroachments where the owner has no choice but to use an encroachment to access their property may provide no benefit to the licence holder, only an uncontrollable cost.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 539

**Login:** Registered

**Responded At:** May 12, 2022 13:18:14 pm

**Last Seen:** May 12, 2022 01:12:26 am

Q1. <b>Full name:</b>	Jodie Stack
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 540

**Login:** Registered

**Responded At:** May 12, 2022 13:19:29 pm

**Last Seen:** May 12, 2022 01:07:11 am

- Q1. **Full name:** James Robert Sheppard
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I really do hope this new direction plan gets implemented and existing tenants will also benefit from this new housing scheme.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
the Wcc and the Gwcc needs to create a much better and cleaner way we all deal with all of our Waste and Recycling that also needs to recycle more type's products of packaging etc, as the piggy back system won't last forever !

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>What is the Wcc future plans for the Empty land that once was the Kilbirnie lawn bowls, I promise a new Multi level social Housing development starting sooner than later, as there is a greater Need for cost-effective Housing than a patch of Empty unused Land!!</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 541

**Login:** Registered

**Responded At:** May 12, 2022 14:18:23 pm

**Last Seen:** May 12, 2022 01:56:30 am

- Q1. **Full name:** Negase Kumela Ejeta
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 542

**Login:** Registered

**Responded At:** May 12, 2022 14:26:11 pm

**Last Seen:** May 12, 2022 02:21:27 am

- Q1. **Full name:** David Marsh
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
which ever option is decided upon there needs to be a place where our green waste and residual waste can be deposited, driving it out to another dump in the Hutt or North wellington is unacceptable.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
	I support the budget as long as the focus is on building/repairing infrastructure such as the water mains!
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 543

**Login:** Registered

**Responded At:** May 12, 2022 14:31:28 pm

**Last Seen:** May 12, 2022 02:22:31 am

Q1. **Full name:** Faisa Ibrahim

Q2. **Phone number:**

[REDACTED]

Q3. **Are you making this submission as an individual or on behalf of an organisation?**

Individual

Q4. **Please name your organisation**

not answered

Q5. **Are you a City Housing tenant?**

Yes

Q6. **What is your connection to Wellington? (tick all that apply)**

I live in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?**

No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Retain Council's City Housing through increasing rates and borrowing

Q9. **If the Council did establish a Community Housing Provider, which option do you support?**

not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

there needs to be a way to retain city housing ownership without the tenants paying the price. Wellington housing market is impossible to get into and the rent prices are at an all-time high. The people who stay In city housing do so because it is a safe option for them as they navigate some challenging hardships. There needs to be a way where these tenants won't have to worry about losing their homes because the council doesn't want to bare the responsibility of the upkeep of these properties. I ask you to think of the people, not the profit.

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

New landfill on top of the existing landfill (piggyback option)

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Neutral don't know
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Do not support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Neutral don't know
Q18. Additional funding for a full upgrade to Khandallah summer pool	Support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	not answered
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	not answered
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	not answered



**Respondent No:** 544

**Login:** Registered

**Responded At:** May 12, 2022 14:31:56 pm

**Last Seen:** May 12, 2022 02:08:13 am

Q1. <b>Full name:</b>	Tim Wilkinson
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust

**Q11. Are there comments you would like to make about the changes to city housing options?**

I support the asset-owning CHP model because: i) The council is bad as an interventionist owner, as the current deficits show, so it should have as little involvement as possible; ii) A CHP uses central funds to help tenants via the subsidy; iii) An asset-owning CHP gets the council the furthest from direct ownership or engagement, while giving substantial assets that the CHP might use to develop or redevelop land' It is clear that central government policy favours CHPs over council-owned social housing. There's no point pushing against the tide. For one, directly owning the housing is uneconomic. Another factor is that, a CHP may be able to raise funds with its own assets and build further housing, whether social or mixed-tenure. This is more likely with a more independent asset owning CHP. In response to the council's concerns about this option, I would say: i) the difficulty of re-transferring if things go wrong seems to miss the point. A CHP trust might have a resettlement provision if necessary; a company might have a constitutinal clause permitting something similar. But even then, this is a major transaction unlikely to be unwound. It would be practically difficult to undo on any option, while the legal impediments to undo can be dealt with on every option. ii) there is no need to sell at sub-market rates. If the CHP pays a market price (albeit potentially repaid, akin to the increasingly used BTR model, over a very long period of time) then there is less loss to the council. And if the council is not willing to sell on the free-market with vacant possession, is the land actually worth its market value anyway? iii) It is worth taking the option with the highest upside. Rather than mitigating the risk of things going wrong, in my view it is better to gamble on "the most independent and flexible CHP that would be able to best pursue new social housing supply because it would have a large asset base against which it may be able to borrow". Major changes always have risk, but also provide opportunities. I do not see this option which has the highest benefit as conspicuously riskier than the other options. So it is better to go with it. I have more concerns about the CHP legal structure. The Community Trust's independence fits with my preference for the council to try get out of all day to day oversight, while ideally having more simple administration. But companies are better understood. It may be that a company, despite its more dense legal requirements, is more familiar and simple to run in practice.

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**Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

While waste-to-energy incineration sounds attractive, the large capital investment and RMA uncertainties mean I prefer the piggyback option. Waste management is a thing where it is very important to have a viable and functional scheme.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints**

Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.**

Do not support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.**

Do not support

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**Q17. Increasing encroachment licence fees to better reflect their value**

Support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool**

Do not support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Do not support

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**Q20. Overall, do you support the proposed budget?** Neutral

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Not only should you extend paid parking to Friday and Saturday evenings (to which there was the most marginal of pushback), you should raise parking fees in general. This is in line with a pro-pedestrianisation and Public Transport in the CBD policy which has overwhelming support whenever you ask the actual public, not the normal set of NIMBYs that rage at the council about everything.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 545

**Login:** Registered

**Responded At:** May 12, 2022 14:39:15 pm

**Last Seen:** May 12, 2022 02:12:39 am

Q1. <b>Full name:</b>	TUNG HOANG
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	should this be responsibility of central govt and Kainga Ora? I would have thought it makes sense to have one big organisation to look after social housing across NZ
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options

**Q13. Are there comments you would like to make about the landfill options?**

just wondering if other options have been considered. For example having a regional landfill for the whole GW region? how about a waste to energy incineration plant for the whole GW region? one plant for wellington only may not stack up but for several council areas combined may. Landfill operation should be located outside of highly urbanised, residential areas due to safety reason. It probably only takes 1 accident to make keeping the southern landfill a bad option.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Neutral don't know

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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**Q17. Increasing encroachment licence fees to better reflect their value** Support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** I support the proposed budget

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Re Environmental and Accessibility Performance Fund, I would have thought that's central govt role. Please focus on the core council functions and then do them WELL, rather than spreading the resources too thin

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 546

**Login:** Registered

**Responded At:** May 12, 2022 16:23:27 pm

**Last Seen:** May 12, 2022 04:18:03 am

- Q1. **Full name:** Michael Eales
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Maintain current flat rate encroachment fees across the city as they create public benefit and draw return for land that would otherwise be in most cases economically un-usable. Utility of encroachments remains the same over the entire city and differentiated fees based on land value alone would be unfair due to the variation in land values within suburbs. However increasing in line with capital value increases makes more sense than a CPI increase alone</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 547

**Login:** Registered

**Responded At:** May 12, 2022 17:33:48 pm

**Last Seen:** May 12, 2022 05:23:03 am

Q1. <b>Full name:</b>	michael douglas
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Sell or lease all of the council housing to a specialised provider or the Govt. The council should remove itself from all social services and get back to basics. Concentrate on the basic infrastructure to operate the city effectively. Being a social provider is the job of the Govt not the council.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 548

**Login:** Registered

**Responded At:** May 12, 2022 18:29:41 pm

**Last Seen:** May 12, 2022 05:49:06 am

- Q1. **Full name:** Nita & Alan McFadzean
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** None of these options
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
<p>Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p>	
<p>Encroachment Fee Increase While there is an economic reason for an increase in the current climate the methodology of calculation is flawed and the percentage increase in the current market is unfair and unjust. Potential offers of sale of many encroachments should be reviewed as many historic reasons for holding these have changed. Other encroachments along Broderick Road appear to have been purchased by licensees, so there is no ability for WCC to widen the road on one side while there is on the other side of Broderick Road. Many people with encroachments maintain these at a cost inclusive of surrounding areas and berms, this should be factored into the charges. Viability of alternative use of the encroachment needs reassessing in many cases. There comes a point when the cost of the encroachment outweighs the value of the use, at this time the encroachment licensee may relinquish the licence and both parties lose as a) the licensee no longer has the use of the encroachment; and b) the council lose a revenue stream that can not be regained from another use. Where does it stop? Where is the real and fair value? Who wins by doubling the charges medium to long term. Encroachment fees When an encroachment is an off street carpark the benefits to WCC for this use as opposed to the 'cost' both monetary and other should be factored into the encroachment fee as the calculation of the new fee may impact the licensee and change their method of parking to 'free on the street' where this option is available. The encroachment fee proposed is equivalent to 20% of our annual property rates, we are not getting any services for the cost of the use of the encroachment and there are shared benefits of us not parking on the street that support the local community (including a school), traffic flow (aka congestion) and the WCC.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 549

**Login:** Registered

**Responded At:** May 12, 2022 19:13:44 pm

**Last Seen:** May 12, 2022 07:09:37 am

- Q1. **Full name:** Diane Kenwright
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 550

**Login:** Registered

**Responded At:** May 12, 2022 20:18:34 pm

**Last Seen:** May 12, 2022 08:15:31 am

- Q1. **Full name:** Sophie Richardson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 551

**Login:** Registered

**Responded At:** May 12, 2022 20:26:48 pm

**Last Seen:** May 12, 2022 07:59:45 am

- Q1. **Full name:** Cyrus Free
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 552

**Login:** Registered

**Responded At:** May 12, 2022 20:53:34 pm

**Last Seen:** May 12, 2022 08:15:45 am

- Q1. **Full name:** John Fraser
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We consider your proposed 100% road encroachment fee increase to be outrageous. We have a double garage on poles over a near 45 degree bank of previously unusable land. A major reason for having this was to get two parked vehicles off the street, something the Government wants to encourage as an anti theft idea; also to enable access down a narrow dead end street for neighbours, emergency services and rubbish/recycling collection etc. You have a captive market. Who says the current fees are considered low? We have been paying increases, tied in with the CPI, which seems appropriate and acceptable, rather than a figure plucked out of mid air. When these fees were originally introduced and accepted by us, the Council undertook to only increase them by the CPI as stated in Council paperwork: "fees will be reviewed every three years and adjusted according to general price inflation as measured by the CPI" From our point of view the land value went from nothing prior to our garage, to only then having some value. We thought paying over \$500 for this was excessive, being a pure 100% profit with no on-going costs to the Council other than administration. To now suggest that over \$1100 pure profit is deemed necessary to get an economic return doesn't seem fair at all. There are weeds growing uncontrollably down this bank; however, none are growing underneath our garage. So in fact, we are doing the Council a favour in this regard! We are forced to accept the Council's decision (we can't shift the garage!) but would like the Council to consider our point of view.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 553

**Login:** Registered

**Responded At:** May 12, 2022 22:09:30 pm

**Last Seen:** May 12, 2022 10:02:49 am

- Q1. **Full name:** Pamela Olver
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Social housing should be provided for by the government or by government funding. We already pay taxes for social welfare.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
I would like to see attention paid to odour control from any option.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 554

**Login:** Registered

**Responded At:** May 12, 2022 22:27:37 pm

**Last Seen:** May 12, 2022 10:06:44 am

- Q1. **Full name:** Lorraine Smith
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
This is a central government responsibility further rate increases are sim-ly unsustainable
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Parking in many Wellington streets is very scarce, road reserve leases benefit many residents by making street parking more available to other residents. The decision to double lease fees on road reserve would appear to be driven by the current anti car ideology. Many lease holders may have no option but to forgo their road reserve leases as the increased fees on top of large rate increases may well be unaffordable for many. The council should give serious consideration to sell unrequired road reserve to current leaseholders so at least lease holders have some degree of certainty of costs going forward.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 555

**Login:** Registered

**Responded At:** May 13, 2022 00:38:30 am

**Last Seen:** May 12, 2022 11:28:03 am

- Q1. **Full name:** Maraea Rihari
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- Change is desperately needed. My thoughts are that there are established community housing providers besides W.C.C, Kainga Ora who are already set up and running, and meeting the needs of tenants. Some of the housing portfolio could be transferred, in the meantime while change is afoot and perhaps - long-term - to those community housing providers. E.g, who better to serve Māori tenants than Māori housing providers?
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**
- not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 556

**Login:** Registered

**Responded At:** May 13, 2022 06:47:15 am

**Last Seen:** May 12, 2022 18:44:16 pm

- Q1. **Full name:** River Alexandra Wicks
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
You also need to lobby the government to step up with social housing.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
Improve recycling to reduce landfill usage.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 557

**Login:** Registered

**Responded At:** May 13, 2022 07:46:56 am

**Last Seen:** May 12, 2022 19:33:20 pm

- Q1. **Full name:** Robert Cox
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Why not transfer the social housing to Kāinga Ora.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  Reduce spending on cycleways.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 558

**Login:** Registered

**Responded At:** May 13, 2022 07:58:56 am

**Last Seen:** May 12, 2022 19:29:57 pm

- Q1. **Full name:** Cathie Payne
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Your encroachments need to be reviewed. I have an encroachment with a driveway that needs repair. I can't get to my garage that I pay an encroachment fee for. I have had to re-new my encroachment licence and you have given me the free gift of a retaining wall that you have told me needs to be moved if it needs repair. The wall has been valued at \$84,000, I can't insure the wall until it is assessed by an engineer. My neighbours driveway runs parallel to mine and some of the driveway is shared. My neighbour has none of the cost of repair. I have had to sign the licence so that I can move forward with the repair of the driveway. If you are going to charge market rates you need to ensure it is fit for purpose. Mine is now a very expensive liability. When I asked what I needed to do to give back the encroachment the only response was that it wasn't that easy. The driveway has been unusable since June 2021, the plans are now with consent and I am told 70 days for this process. You have not been transparent or fair.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 559

**Login:** Registered

**Responded At:** May 13, 2022 08:39:30 am

**Last Seen:** May 12, 2022 20:04:26 pm

- Q1. **Full name:** Angela May Craig
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I do not support increasing encroachment fees (see more details regarding this in the file below). With regard to library fees - I don't think a blanket removal of library charges is required but maybe all borrowing fees. Would the removal of overdue fines mean people did not return books at all?

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**


### **Proposed changes to the annual rental fees for road encroachments**

We do not support the Council's proposed increases to the rental rates for road encroachments and have the following concerns:

- **100% increase from 1 July unreasonable /unjustifiable (CPI for similar period 20%).**
- **Low demand equal low rentals**
- **Inequality in charging basis – “value for money”**

These are discussed in more detail below.

#### **100% increase from 1 July unreasonable**

The CPI increase for the 10 years to 31 March 2022 is 20.3%. Encroachment licence holders are expected to maintain their property and pay rates for services to the adjoining property. The council provides no additional services to the road reserve (other than collecting fees). How is a 100% fee increase justifiable? The timing is also particularly bad given the current economic climate.

#### **Fair market price/market demand**

The council seeks to make an economic return from the council owned land that is the road reserve. Rental prices are driven by demand. Most, if not all encroachments, are only useful to one adjoining property, and the usefulness is determined by a number of factors eg size, accessibility, property type, structures built. There are no alternative income producing uses for this land, or any public use/value so the council cannot expect market/high rentals.

We assume the expected income under the proposed scenarios have included:

- Reduced income from loss of encroachment licences (by overpricing and people cancelling).
- Additional costs of maintaining road reserves that are currently done by licence holders.

#### **Inequality in charging basis – “value for money”**

Purely basing future charges on land area or rateable value of the adjoining property in no way reflects the land use or “value to the property”. For example a 25m square strip (say 1 m x 25m) that allows some extra garden and maybe a little shed attracts the same fee as a 25m square area (say 5m x 5m) that may allow a garage. Furthermore, someone who has extended their garden across road reserve or into the town belt, has the effective space at no cost. Another inequity.

The charging base also does not take into account the public benefit of rate-payers holding encroachment licences:

- Car pads, garages etc remove cars off the streets allowing better access for the general public and emergency vehicles (particularly important with Wellington's narrow streets). In some cases they also allow additional street parking for the general public.
- Reduced WCC costs as maintenance of the encroachment areas are carried out by the licensee.

**Our situation**

We have a 28 square metre encroachment (approx. 1.5 m x 19m) which is fenced into our garden (and includes a garden shed). The licence was in place when we purchased the property. The land is inaccessible from the road (unless you scramble up a vertical 4 m bank), it is of no use to anyone else and would be difficult for the council to maintain. The cliff face was formed by a road cutting and the face of the cutting is quite unstable. There is no way anyone would develop/use the land, except for perhaps widening the road. We do not place a high value on this extra land (and in many ways it feels like a liability – eg unknown future fee increases that we have no control over, not sure if the cliff will give way and costs of moving fences etc if we exit the licence). If the cost of the encroachment fees rose significantly then we are unlikely to continue with the encroachment licence. From our perspective we are maintaining an inaccessible area for the council.



**Respondent No:** 560

**Login:** Registered

**Responded At:** May 13, 2022 11:16:10 am

**Last Seen:** May 12, 2022 22:39:16 pm

- Q1. **Full name:** Emily Caroline Nash
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

RE Encroachment fees. • I oppose the fact that these rates are proposed to being doubled. You mention that encroachment fees haven't been reviewed in 10-11 years. This isn't a justification for doubling the cost because you haven't been organised enough to review these before. • Rates have already gone up significantly, and with increases in inflation and the general cost of living it is not morally aligned to double the cost of an annual fee that has been budgeted for • To be charged for the air and underground space we would expect those spaces to be brought up to standard – for example trimming of trees, removal of rocks and low hanging wires over council land. The underground is compromised by poor sump/road construction and has caused ongoing flooding (see 2018). • You mention the value of land has increased – but you are also charging for the use of air space – which is absolutely not justified as the air space cannot be physically valued or used for anything else. • The time frame you suggest is unreasonable. As a to double the rent with six weeks' notice even if the rent hadn't ben increased in 10 years would not be accepted In summary I would be amenable to a 10-15% increase in encroachment fees with a longer notice period and no charge for air and underground space.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

not answered



**Respondent No:** 561

**Login:** Registered

**Responded At:** May 13, 2022 11:24:28 am

**Last Seen:** May 12, 2022 23:05:48 pm

- Q1. **Full name:** Gerard Daniel O'Connell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Body Corp 428921
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
I have a written submission I would like to present.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

## **SUBMISSION**

My name is Ged O'Connell, I am a resident of [REDACTED] and Chairperson of Body Corp 428921. BC 428921 comprises 15 Residential Units and is located on Happy Valley Road and part of Rarangi Way.

We submit the following comments on the Annual Plan Issue 2:

### **The Future of the Southern Landfill:**

#### **Summary**

We seek closure of the Southern Landfill ASAP with a deadline of the end 2026. And support Option 3. It is an abomination to have a Dump in the City environment, that creates dust, dirt, rubbish and contamination with large vehicles using city and residential streets to access it.

#### **1. Waste to Energy (Incinerator)**

This is an unrealistic option as it is unproven in the NZ environment: It is also likely to exacerbate many of the unacceptable problems currently experienced by the residents of the Owhiro Bay, Brookland area's, as rubbish and more of it will be brought into the area.

#### **2. No Residual Waste Facility in Wellington City**

There are very good reasons for closing the landfill and our residents are strongly in favour of this option.

Some of the issues are;

- Heavy and increasing traffic causes pollution,dirt,noise and endangers cyclists and pedestrians.
- Vehicles travel through the City, Brooklyn, Island Bay, the South Coast and Owhiro Bay.
- The increasing population around the area makes it City suburb, unlike the sparse out-of-town settlement it was when the landfill was first created
- Landfills are no longer seen as the solution to waste and are unacceptable as part of a city environment..
- The Dump encourages vermin and pests.
- Affects the stream. Rubbish blows into Carey's stream and Hape Stream.
- Rubbish and pollutants get into Owhiro Stream and flow into the Marine reserve.
- Residents are often affected by unpleasant smells.
- Greenhouse gas emissions are only partly captured.
- Happy Valley Park Car park is used by many as an axillary Dump. \*
- Dump customers leave rubbish skips there for days at a time.
- Other contractors use it as a transition area leaving trailers as they visit the DUMP.
- Contractors hose down their equipment in the car-park.
- Its general unkempt state and the high cost of tip fees, leads to the dumping rubbish in the area both, domestic and commercial.

*\*We acknowledge the WCC is working on the Happy Valley Park Carpark issues and is making some progress.*

Closure is something our community strongly supports and urges the council to work towards.

**Plan for the other 2 landfills.**

We submit the other two landfills should be closed as soon as the Council can legally do so. The possibility of creating a transfer station for the use of Residential customers should be investigated.

We note that the Christchurch City Council moved their Landfill from the City environs some years ago. They purchased a Valley site some 50/60 kilometers from the city prepared it and now truck all their rubbish.



**Respondent No:** 562

**Login:** Registered

**Responded At:** May 13, 2022 11:29:54 am

**Last Seen:** May 12, 2022 23:11:20 pm

- Q1. **Full name:** Katherine Baguley
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I wish to express my opposition to the fee structure for road encroachments. Our residential property abuts a paper road (a previously proposed extension of Grant rd), and we have been paying road encroachment fees which are already exorbitant given the land that we encroach on is not in fact a road reserve, but the bush of Te Ahumairangi. Doubling this in the proposed road encroachment fee increase will make this completely unaffordable at around \$4000 per year for the 200m sq described. I believe that a different fee structure should be constructed to reflect the fact that it is not a road reserve that we are encroaching on. If this went ahead as proposed we would opt out of the agreement.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 563

**Login:** Registered

**Responded At:** May 13, 2022 11:41:04 am

**Last Seen:** May 12, 2022 22:32:36 pm

- Q1. **Full name:** Douw Geyer
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
<p data-bbox="146 902 1445 985">Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 996 1445 1120">Regarding Encroachment fee increase: I feel that a 100% increase is unfair and untimely, especially in these times with everyone still trying to recover from the hardships that Covid brought on and now with the ever-increasing cost of living in New Zealand.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 564

**Login:** Registered

**Responded At:** May 13, 2022 11:44:22 am

**Last Seen:** May 12, 2022 02:47:04 am

- Q1. **Full name:** Geoffrey Gilbert Wilde
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 565

**Login:** Registered

**Responded At:** May 13, 2022 11:51:43 am

**Last Seen:** May 12, 2022 23:45:20 pm

Q1. <b>Full name:</b>	Tahnee Le Pine
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	ANY option that has ANY reduction in emissions should be pursued regardless of the financial burden. We have run out of time to be papering over the cracks with options like piggybacking and we have had ample warning to be preparing for this inevitability.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Local sentiment is that we just want action and we want to stop having to dip further into our own pockets to address perceived inaction and misappropriation of rate payer funds. If you want local support, stop asking us for more money and make the best choices for the cities future (read: climate crisis and broken infrastructure)</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 566

**Login:** Admin

**Responded At:** May 13, 2022 12:58:28 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Mark Kirk-Burnnand
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Organisation
Q4. <b>Please name your organisation</b>	Autostop Group Ltd
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

**Submission on Wellington City Council's Draft Annual Plan 2022/23  
and  
Amendments to the Long-Term Plan 2021-31**

**1. Summary**

1.1 Autostop Group Ltd welcomes the opportunity to provide feedback on Wellington City Council's Draft Annual Plan 2022/23 and Amendments to Long Term Plan 2021-31. We do not support the increase to the rating differential and make recommendations to ensure fair and equitable outcomes for the private sector.

**2. Recommendations**

2.1 At a high level, we recommend that Wellington City Council ("the Council"):

- Does not increase the rating differential from 3.25 and 3.7; and further, commence a planned reduction in 2022/2023 of the differential until entirely removed over the next three annual plans;
- Improve their transparency as to how rates are set, provide the commercial sector with evidence that demonstrates how Council's spending will reflect the 56%/44% split and investigate reducing the general rate proportion;
- Provide evidence that the Council have planned to immediately reduce its expenditure and review its expenditure priorities;
- Consider alternative funding methods such as targeted rates and special purpose vehicles;
- Reject the idea of a commuter parking levy, as this will have a significant impact on businesses, individuals and Wellington city. We recommend the Council investigate alternative funding tools such as congestion charging or incentivisation of EV charging installations in commercial parking facilities; and
- Provide transparent, and concise information explaining what the overall rates increases will mean for different sectors within Wellington and outline direction and indirect benefits each sector receives.

**3. Rating Differential Increase**

3.1. We are extremely disappointed to see that the Council has proposed to increase the rating differential from 3.25 to 3.7. If adopted, this will be the highest rating differential in the country. We endorse the Shand's report recommendations that they should be abolished as there is no economic rationale that supports a need for this.<sup>1</sup>

*Rating proportion*

3.2. The Council claims that the proposed adjustment will keep the overall increase in rates for both the commercial and residential sector, on an even level. Because residential values increase greater on average than commercial values, increasing the differential will reduce the impost

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<sup>1</sup><https://ndhadeliver.natlib.govt.nz/ArcAggregator/arcView/frameView/IE12126512/http://www.dia.govt.nz/Agency-Independent-Inquiry-into-Local-Government-Rates-Index>

on residential ratepayers relative to their increases in capital value. However, the proposal to increase the rating differential to maintain a general rate split of 56%/44% (residential/commercial) will result in the commercial sector paying much higher than its share of capital value. We ask that the Council provide the commercial sector with data illustrating the total increase in residential capital values and the total decrease in commercial capital values (along with the total capital value of residential property and commercial property) which has formed the basis on the proposed adjustment to the rating differential.

- 3.3. Rates collected from rating differentials need to show direct benefit to businesses. The additional rates that businesses pay through rating differentials should be separated and specifically allocated to projects that support the commercial sector. We strongly urge that the Council provide the commercial sector with evidence that demonstrates how Council's spending will reflect the 56%/44% split. For example, what services will the commercial sector receive as a benefit?
- 3.4. We are concerned that average commercial values in Wellington have only increased by 36% compared to 60% for residential. This highlights a wider issue in Wellington's built environment. It also raises questions that over the coming years, if commercial sector upgrades occurred and values rose higher than residential, would the rating proportion shift back towards the residential sector paying more if their house prices did not increase? Additionally, where commercial building values have increased above 36% (due to upgrades, seismic strengthening, or environmental benefits) these businesses will be faced with having to pay more than the average rates increase of 8.9%.

*Flow on effects for Wellington businesses, residents, and visitors*

- 3.5. The proposed increase will have a flow-on effect on all members of the community, not only the commercial sector. Property owners will be forced to recover these costs through increased rental levels, while business owners will have no choice but to recover these costs through increased costs for products and services. It is also unclear what the additional rates are funding and whether it is beneficial to the business needs.
- 3.6. Furthermore, an increase in rates will mean that building owners may not be able to invest in improving their business, carrying out maintenance and upgrades. This will not see existing businesses nor Wellington's built environment flourish, especially in a time when people are returning to the CBD and businesses are needing to reopen to survive.

*Rating solutions*

- 3.7. We recommend decreasing the percentage split of the total general rates. As discussed above, the current percentage split is 44% commercial and 56% residential ratepayers. This is much higher than in other cities in New Zealand. For example, Auckland businesses currently pay 31.33%, with this eventually dropping to 25.8% as their analysis showed that their previous rating split was inequitable.
- 3.8. Similarly, we do not believe that Wellington's proposed percentage split of general rates is equitable. The Council has not investigated the general rating split and what specific benefits the commercial sector receives. This is particularly important to assess as we are within the post-recovery period of COVID-19 with the city still months or years away from worker capacity.

3.9. We support the use of transparent, beneficial pays funding models for local government. Examples of these models include targeted rates, user-pays and special purpose vehicles. These alternative models meet the legislative principles of transparency and objectivity for funding local government set out in both the *Local Government Act 2002* and *Local Governing (Rating) Act 2002*. Our approach is also consistent with the recommendation of the New Zealand Productivity Commission that local government should adopt a more transparent approach to rating tools and other funding sources<sup>2</sup>.

3.10. We firmly believe that increasing the rating differential will have a notably negative effect on efforts to revitalise the Wellington CBD as a vibrant place to live, work and do business. We therefore recommend that the Council end the disproportionate and inequitable use of commercial rating differentials and make use of other funding options.

*Cumulative rates and fee increases in Wellington*

3.11. In the current climate, the commercial sector is not only facing the impact of COVID-19, but an increased multitude of costs. The cumulative impact these costs may result in a number of businesses declining, even after moving to the Orange alert level.

3.12. The below list is an example of some proposed costs increases and fees in Wellington:

- Wellington City Council's proposed Annual Plan rates increase of 8.9%;
- Wellington City Council's proposed Annual Plan rating differential increase from 3.2 to 3.7;
- Wellington City Council's proposed Sludge minimisation facility rates levy;
- Wellington City Council's increase in development contribution levies;
- Future of the Southern Landfill (depending on option);
- Wellington City Council's increase in encroachment fees;
- Wellington City Council investigating a commuter parking levy of up to \$2,500 per annum per car park;
- Unknown funding mechanisms associated with Let's Get Wellington Moving;
- Greater Wellington Regional Council's proposal to increase rates differentials on a yearly basis;
- Greater Wellington Regional Council's proposal to remove the uniform annual general charge which shifts more of the rating burden onto the commercial sector; and
- The removal of the public transport differential from the Greater Wellington Regional Council's Revenue and Financing Policy to annualised adjustments via the Funding Impact Statements in the 2022/23 Annual Plan.

3.13. All these various proposals are creating an uncertain and challenging post COVID-19 environment for the commercial sector in Wellington. We urge that the Council provide more

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<sup>2</sup>Local government funding and financing. Retrieved from <https://www.productivity.govt.nz/inquiries/local-government-funding-and-financing/>

clear and concise information explaining what the overall rates increases will mean for different sectors within Wellington.

- 3.14. It is also important to note that not all rates will be included in the 8.9% rates increase. For example, the sludge minimisation facility rates levy is not included and when applied on top of the 8.9% rates increase, it will push the total rates figure higher than the 9.1% total rates increase forecasted in the 2021/31 Long Term Plan. This is of real concern and will not result in the rejuvenation of Wellington's CBD.

#### **4. Seismic Strengthening**

- 4.1. We support investment in earthquake strengthening of buildings in Wellington including the Town Hall, St James Theatre and Tākina: Wellington Convention and Exhibition Centre. In saying that, we urge that the Council be careful on which projects it decides to invest in. For example, we are disappointed to see that the Central Library is in the second stage of preparations for refurbishing the existing building when demolishing the building and starting from scratch would have been a better use of capital. Going forward, we ask that the Council provide ratepayers with ample opportunity for consultation and feedback on these projects.

#### **5. Conclusion**

- 5.1. We strongly oppose the increase to the rating differential and support the Council investigating alternative funding mechanisms. The increase will have negative outcomes for Wellington's private sector. We recommend the proportional split is analysed as to what is a fair rating proportion between the residential and commercial sectors on the basis of a cost benefit analysis as prescribed by the Rating Act.

Yours Sincerely,

Mark Kirk-Burnnand  
Autostop Group Limited



**Respondent No:** 567

**Login:** Admin

**Responded At:** May 13, 2022 13:03:14 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Craig Eyes
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	See attached
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 568

**Login:** Admin

**Responded At:** May 13, 2022 13:04:13 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Maurice Clark
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I haven't the time to prepare a long submission but to increase commercial rates in order to minimise residential is extremely shorted sighted because the residents soon won't have a job because commerce will have been priced out!

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 569

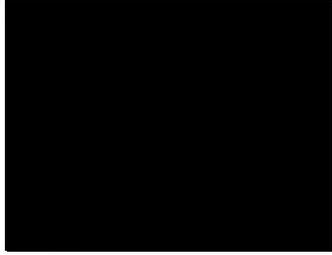
**Login:** Admin

**Responded At:** May 13, 2022 13:08:30 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Peter Murray
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Central Government should be the natural provider of community housing, not ratepayers
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
I think the Council should improve the consultation mechanism and create an editable PDF submission form	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>



## **Re consultation on the 2022-23 Annual Plan**

I have the following comments to make regarding the decisions on the overall budget for 2022-2023  
And specifically, the proposal to increase encroachment fees by 100%.

### **Overall budget for 2022-23**

I implore the Council Officers and Councillors to be fiscally prudent and responsible in making decisions around the proposed level of investment and expenditures for the coming year. The significant increases last year were a shock and cannot be continued.

You will be very aware of the current fiscal and economic climate and the emerging ravages of inflation on taxpayers, rate payers, citizens, and communities. It is an insidious economic plague that must be minimised. Rates form a significant portion of outgoing for most property owners and therefore renters also who are facing higher utility, insurance and repair and maintenance costs.

Rate increase decisions by WCC to add to inflation just perpetuates the inflation terror.

I recommend Council pause, live within existing funding levels at this time, just like taxpayers, rate payers and renters have to live within their means which are NOT growing at the rate of inflation.

### **Increasing encroachment licence fees**

In mid-April, through the mail an insidious letter proposing an interim 100% increase in encroachment fees was sent to a captured section of the community. This is on top of regular annual inflation adjustments made by Council.

This is an opportunistic under the radar proposal buried in the overall plan along with a number of other eye watering 100% increases proposed in fees. I don't recall seeing any proactive media from the Council acknowledging these radical proposals to gouge from the rate payer base and users of services, particularly building services.

The is a very blunt proposal and approach, being imposed in a rush. Why not just double something that was attempted in 2011 and rejected by the community and Council? The increase is a crude revenue maximising action with no regard to the impacts on the payees. While there is a rational that this (may) reflects the benefits that accrue privately, in the paper supporting this proposal there is no understand or acknowledgement that the occupiers and users of encroachments have minimal options and are a captured revenue base. Council is being arbitrary and abusing its rating powers to

set charges with no recognition of ability to pay, nor offer a sound principle for the action other than fill a revenue gap for an over ambitious out of tune annual expenditure plan.

In my case it is an air space licence not a garage or other structure. Nothing is the available in the referenced supporting attachments cover the difference between actual land encroachments (with garage examples) and air space principles.

I have no option whatsoever in an apartment of relinquishing the air space encroachment licence. A garage owner may have that choice and walk away from the encroachment. But even for property owners with garage encroachments, has the Council considered the benefit to the community of property owners taking vehicles off busy streets, that is both a private and public benefit.

With my air space encroachment albeit with two supporting structural two pillars of approx. 300mm diameter each encroaching on public land, I get private benefit of some outside access on an open deck, the reality however of the utility in a CBD environment is it is typically windy due to the adjacent built structures, and not particularly usable in the winter periods. My private benefit is not for 365 days per year.

I ask that Council though the officers providing advice and the Councillors who are the decision makers reject this proposed arbitrary 100% interim (and who knows what further excessive proposals are in the background) increase to encroachment fees as proposed.

Live within existing annual inflation policy and do the hard work and reduce expenditures, just as tax payers, rate payers and tenants have to do.



Peter Murray



**Respondent No:** 570

**Login:** Registered

**Responded At:** May 13, 2022 13:13:13 pm

**Last Seen:** May 13, 2022 01:08:55 am

Q1. <b>Full name:</b>	Matthew Parker
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Raise the encroachment licence fees, people should pay for their utility. They can always decline, but they wont, because it's a great deal for them.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 571

**Login:** Admin

**Responded At:** May 13, 2022 13:14:17 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Richard Braddell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

WCC Proposed increase in encroachment fees 1 - the proposed increase is large and unexpected. It is based on property values at their peak which are now declining, 2- for retired people this impost is a significant burden at a time when income is largely set on those reliant on investments are experiencing negative returns 3- Wellingtons topography and narrow, winding streets are a challenge for emergency services. Meanwhile, the requirement to provide offstreet parking in residential developments has been removed, but the need to keep motor vehicles from impeding emergency service access has not changed. 4- The proposed fee increase is a disincentive to provide socially desirable offstreet parking and may incentivise some owners to relinquish their encroachments, this exacerbating congestion and making access more difficult for emergency services. 5 - given the clear safety benefits, offstreet parking should be encouraged. Since it is no longer mandatory, encroachment charges should be limited to a one-off establishment fee In addition The WCC's management of the road reserve appears to be haphazard. In some cases, encroachment licenses have been allowed to lapse and the council has indicated no intention to enforce them Furthermore, quite significant areas of road reserve have been fenced off for the exclusive use of the adjoining land owner in some of the better heeled neighbourhoods. There is no indication the WCC intends to either charge a rental or sell the land to occupiers.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 572

**Login:** Admin

**Responded At:** May 13, 2022 13:28:51 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Sandamali Gunawardena
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Property Council New Zealand
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

# Property Council New Zealand

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## Submission on Wellington City Council's Draft Annual Plan 2022/23 and Amendments to the Long-Term Plan 2021-31

12 May 2022

<b>For more information and further queries, please contact</b>
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Sandamali Gunawardena
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**Wellington City Council's Draft Annual Plan 2022/23  
and  
Amendments to the Long-Term Plan 2021-31**

**1. Summary**

1.1 Property Council Wellington Branch ("Property Council") welcomes the opportunity to provide feedback on Wellington City Council's Draft Annual Plan 2022/23 and Amendments to Long Term Plan 2021-31. We do not support the increase to the rating differential and make recommendations to ensure fair and equitable outcomes for the private sector.

**2. Recommendations**

2.1 At a high level, we recommend that Wellington City Council ("the Council"):

- Does not increase the rating differential from 3.25 and 3.7; and further, commence a planned reduction in 2022/2023 of the differential until entirely removed over next three annual plans;
- Improve their transparency as to how rates are set, provide the commercial sector with evidence that demonstrates how Council's spending will reflect the 56%/44% split and investigate reducing the general rate proportion;
- Provide evidence that the Council have planned to immediately reduce its expenditure and review its expenditure priorities;
- Consider alternative funding methods such as targeted rates and special purpose vehicles;
- Explain the proposed sludge levy system impact on rates (i.e. confirm that this is a further increase in rates to all ratepayers);
- Amend the proposed sludge levy system from the proposed 60%/40% residential/commercial ratio to a 70% /30% ratio to better reflect the current and future make-up of Wellington;
- Consult with Property Council New Zealand and our value capture member working group when considering funding mechanisms for Let's Get Wellington Moving; and then explain how Council will pay for its share of the project costs;
- Reject the idea of a commuter parking levy, as this will have a significant impact on businesses, individuals and Wellington city. We recommend the Council investigate alternative funding tools such as congestion charging or incentivisation of EV charging installations in commercial parking facilities;
- Make no change to the existing Development Contributions policy until there is further policy consultation and analysis done to the proposed \$20 million Environmental and Accessibility Performance Fund working with owner developers to understand what practical implications the proposed changes could have on the sector;

- Keep the current environmental development contribution remission until further policy consultation and analysis can occur on the proposed Environmental and Accessibility Performance Fund; and
- Provide transparent, and concise information explaining what the overall rates increases will mean for different sectors within Wellington and outline direction and indirect benefits each sector receives.

### **3. Introduction**

- 3.1. Property Council is the leading not-for-profit advocate for New Zealand's most significant industry, property. Our organisational purpose is, "Together, shaping cities where communities thrive".
- 3.2. The property sector shapes New Zealand's social, economic and environmental fabric. Property Council advocates for the creation and retention of a well-designed, functional and sustainable built environment, in order to contribute to the overall prosperity and well-being of New Zealand.
- 3.3. Property Council is the collective voice of the property industry. Property is the fourth largest industry in Wellington. There are around \$40.4 billion in property assets across Wellington, with property providing a direct contribution to GDP of \$4 billion (10 percent) and employment for 20,640 Wellington residents.
- 3.4. We connect property professionals and represent the interests of 134 Wellington based member companies across the private, public and charitable sectors.
- 3.5. This document provides Property Council's feedback on the proposed changes to [Wellington City Council's Draft Annual Plan 2022/23](#). Comments and recommendations are provided on issues relevant to Property Council's members.

### **4. Rating Differential Increase**

- 4.1. We are extremely disappointed to see that the Council has proposed to increase the rating differential from 3.25 to 3.7. If adopted, this will be the highest rating differential in the country. Property Council has long opposed a rating differential and endorse the Shand's report recommendations that they should be abolished.<sup>1</sup>

*Urban Economics Independent Report on Rating Differentials 2018*

- 4.2. In 2018, Property Council commissioned an independent report by Urban Economics on the response to Tauranga City Council's proposed rating differential and economic impact. The report outlined that rating differentials would result in the commercial sector paying a far greater share of rates than its share of capital value and that the commercial sector did not receive any greater level of benefit from Council expenditure to justify paying proportionately far more. The report also found that increased rating differentials would reduce investment in commercial and industrial property and found evidence in economic literature that higher rating differentials are likely to create incentives for businesses to relocate to other jurisdictions. None of these outcomes we would like to see in Wellington.

<sup>1</sup><https://ndhadeliver.natlib.govt.nz/ArcAggregator/arcView/frameView/IE12126512/http://www.dia.govt.nz/Agency-Independent-Inquiry-into-Local-Government-Rates-Index>

- 4.3. The report's findings that the commercial sector pay a far greater share of rates than its share of capital value is also likely applicable to Wellington. For example, the rating differentials increase alone will transfer \$8.5m of rates from the residential sector to the commercial sector at a time when post pandemic business numbers are decreasing and residential numbers are increasing. This makes little sense for Wellington and will have adverse effects for its business sector.

*Rating proportion*

- 4.4. The Council claims that the proposed adjustment will keep the overall increase in rates for both the commercial and residential sector, on an even level. Because residential values increase greater on average than commercial values, increasing the differential will reduce the impost on residential ratepayers relative to their increases in capital value. However, the proposal to increase the rating differential to maintain a general rate split of 56%/44% (residential/commercial) will result in the commercial sector paying much higher than its share of capital value. We ask that the Council provide the commercial sector with data illustrating the total increase in residential capital values and the total decrease in commercial capital values (along with the total capital value of residential property and commercial property) which has formed the basis on the proposed adjustment to the rating differential.
- 4.5. Rates collected from rating differentials need to show direct benefit to businesses. The additional rates that businesses pay through rating differentials should be separated and specifically allocated to projects that support the commercial sector. We strongly urge that the Council provide the commercial sector with evidence that demonstrates how Council's spending will reflect the 56%/44% split. For example, what services will the commercial sector receive as a benefit?
- 4.6. We are concerned that average commercial values in Wellington have only increased by 36% compared to 60% for residential. This highlights a wider issue in Wellington's built environment. It also raises questions that over the coming years, if commercial sector upgrades occurred and values rose higher than residential, would the rating proportion shift back towards the residential sector paying more if their house prices did not increase? Additionally, where commercial building values have increased above 36% (due to upgrades, seismic strengthening, or environmental benefits) these businesses will be faced with having to pay more than the average rates increase of 8.9%.

*Flow on effects for Wellington businesses, residents and visitors*

- 4.7. The proposed increase will have a flow-on effect on all members of the community, not only the commercial sector. Property owners will be forced to recover these costs through increased rental levels, while business owners will have no choice but to recover these costs through increased costs for products and services. It is also unclear what the additional rates are funding and whether it is beneficial to the business needs.
- 4.8. Furthermore, an increase in rates will mean that building owners may not be able to invest in improving their business, carrying out maintenance and upgrades. This will not see existing businesses nor Wellington's built environment flourish, especially in a time when people are returning to the CBD and businesses are needing to reopen to survive.

*Property Council Member Survey*

- 4.9. Following a survey from our members, 85% opposed the increase to the rating differential while the remainder were split between agreed and neutral (See **Attachment A**). Many felt that businesses have already been disproportionately affected by the current proportional rating split and continual rate increases for the commercial sector. An increase to the rating differential will only further exacerbate this inequity.
- 4.10. It is important that both the commercial sector and residential sector pay a fair proportion of the total rates take, as it is often that the level of commercial rates paid is disproportionate to the level of services rendered.
- 4.11. Member comments highlighted that with COVID-19 lockdowns and working from home, many commercial spaces have been sparsely occupied. We find it very difficult to understand how the Council can justify the rating differential increase during these conditions.
- 4.12. To put it in perspective, the below example of a commercial property with a similar CV from one member property in Auckland and one in Wellington. The below information highlights that the Wellington property pays approximately 3.2 times the equivalent rate in Auckland (based on 2021 rates). Of interest, if the commercial property in Wellington converted to residential apartments, the rates bill would reduce to \$82,824.

<b>Destination</b>	<b>CV</b>	<b>Rates</b>
Auckland	\$15,250,000	\$80,364.18
Wellington	\$16,250,000	\$262,410.00

- 4.13. The above example illustrates the significant cost of doing business in Wellington. Continual increases on the commercial sector runs an imminent risk of driving away the private sector (in particularly head offices) to relocate their offices and/or establish hybrid or digital offices post COVID-19. The Council needs to understand that this risk will become a reality due to the financial pressures and cost of doing business in Wellington.

*Rating solutions*

- 4.14. We recommend decreasing the percentage split of the total general rates. As discussed above, the current percentage split is 44% commercial and 56% residential ratepayers. This is much higher than in other cities in New Zealand. For example, Auckland businesses currently pay 31.33%, with this eventually dropping to 25.8% as their analysis showed that their previous rating split was inequitable.
- 4.15. Similarly, we do not believe that Wellington's proposed percentage split of general rates is equitable. The Council has not investigated the general rating split and what specific benefits the commercial sector receives. This is particularly important to assess as we are within the post-recovery period of COVID-19 with the city still months or years away from worker capacity.
- 4.16. We support the use of transparent, beneficial pays funding models for local government. Examples of these models include targeted rates, user-pays and special purpose vehicles. These alternative models meet the legislative principles of transparency and objectivity for funding local government set out in both the *Local Government Act 2002* and *Local Governing (Rating)*

*Act 2002*. Our approach is also consistent with the recommendation of the New Zealand Productivity Commission that local government should adopt a more transparent approach to rating tools and other funding sources<sup>2</sup>.

- 4.17. We firmly believe that increasing the rating differential will have a notably negative effect on efforts to revitalise the Wellington CBD as a vibrant place to live, work and do business. We therefore recommend that the Council end the disproportionate and inequitable use of commercial rating differentials and make use of other funding options.

*Cumulative rates and fee increases in Wellington*

- 4.18. In the current climate, the commercial sector is not only facing the impact of COVID-19, but an increased multitude of costs. The cumulative impact these costs may result in a number of businesses declining, even after moving to the Orange alert level.

- 4.19. The below list is an example of some proposed costs increases and fees in Wellington:

- Wellington City Council's proposed Annual Plan rates increase of 8.9%;
- Wellington City Council's proposed Annual Plan rating differential increase from 3.2 to 3.7;
- Wellington City Council's proposed Sludge minimisation facility rates levy;
- Wellington City Council's increase in development contribution levies;
- Future of the Southern Landfill (depending on option);
- Wellington City Council's increase in encroachment fees;
- Wellington City Council investigating a commuter parking levy of up to \$2,500 per annum per car park;
- Unknown funding mechanisms associated with Let's Get Wellington Moving;
- Greater Wellington Regional Council's proposal to increase rates differentials on a yearly basis;
- Greater Wellington Regional Council's proposal to remove the uniform annual general charge which shifts more of the rating burden onto the commercial sector; and
- The removal of the public transport differential from the Greater Wellington Regional Council's Revenue and Financing Policy to annualised adjustments via the Funding Impact Statements in the 2022/23 Annual Plan.

- 4.20. All these various proposals are creating an uncertain and challenging post COVID-19 environment for the commercial sector in Wellington. We urge that the Council provide more clear and concise information explaining what the overall rates increases will mean for different sectors within Wellington.

*Sludge Minimisation Facility Rates Levy*

- 4.21. It is also important to note that not all rates will be included in the 8.9% rates increase. For example, the sludge minimisation facility rates levy is not included and when applied on top of

<sup>2</sup>Local government funding and financing. Retrieved from <https://www.productivity.govt.nz/inquiries/local-government-funding-and-financing/>

the 8.9% rates increase, it will push the total rates figure higher than 9%. This is of real concern and will not result in the rejuvenation of Wellington's CBD.

- 4.22. We are working with the Council on the Sludge Minimisation Waste fund and recommend amending the proposed ratio from a 60%/40% (residential/commercial) split to a 70%/30%. This amendment to the proposed Sludge Minimisation Waste fund ratio would transfer 62 cents per week onto the average residential CV of \$1.4m and significantly help the commercial sector reduce the additional costs they face as a sector.

## **5. Carparks**

### *Commuter Parking Levy*

- 5.1. We are aware that the Let's Get Wellington team are investigating the introduction of a commuter parking levy of up to \$2,500 per year.
- 5.2. We do not support a commuter parking levy as it will have a significant impact on businesses and will disincentivise business and working population coming into Wellington city. There are many loopholes in introducing commuter parking levies. For example, this will directly result in offices turning their car parks into storage units and encouraging working from home resulting in a less vibrant Wellington City. We recommend that the Council reject the commuter parking levy and instead investigate alternative funding tools such as congestion charging.
- 5.3. There has been no presented evidence to support a business case for the introduction of a car parking levy with carbon neutrality been signalled by Let's Get Wellington Moving as the core driver behind this proposal. We strongly encourage the Council to consider that private vehicle use and shared vehicle schemes such as Mevo will continue to require car parking within the city. Property Council support the aims to decarbonise but do not believe these aims will be achieved through introduction of a levy. Instead we implore the Council to better support the actions of many of our property owner members to convert their car parks to EV enabled car parks and provide sufficient time to enable property owners to create the fuelling stations of the future for EV's within the city's commercial buildings.
- 5.4. Property Council is currently investigating value capture with our members. Our findings will help inform central and local government on alternative value capture models alongside international best practice examples. We urge the Council to reach out to us to be involved in our discussions and investigate value capture and other alternative funding mechanisms, outside of the commuter car parking levy.

### *Removing carparks*

- 5.5. Wellington City Council are in the process of removing approximately 1500 of Wellington's 3300 metered carparks. The impact of this is very damaging to businesses and will see large and long-term impacts on the Wellington economy. In a time where we should be supporting businesses return to a sense of normality under the Orange alert level, this is will only drive away business from the CBD. With reliable and future public transport options still decades away, the reliance on private vehicles and therefore car parks, will still occur.

## **6. Environmental and Accessibility Performance Fund and removal of the Development Contribution remission**

- 6.1. We note that the Council plans to establish a \$20 million Environmental and Accessibility Performance Fund that provides financial support to encourage the development of environmentally sustainable and/or universally accessible buildings in Wellington. We recommend that Wellington City Council engage with owner developers to understand how this fund will encourage the development of such buildings and compare this to the current development contribution remission approach. At the end of the day, if the current remission is not broken, then why fix it?
- 6.2. The week prior to the Annual Plan submission being due, we attended a Wellington City Council workshop on the Environmental and Accessibility Performance Fund. Stakeholders raised concerns around the lack of detail, the amount of the fund and the proposed assessment criteria.
- 6.3. We note that this sort of engagement should have been done prior to a policy within the Annual Plan being developed, as any recommended monetary changes (I.e., an increase or decrease to the proposed fund) will directly affect general rates within the Annual Plan. It is inconceivable that consultation was left this late in the picture.
- 6.4. Furthermore, stakeholders raised concerns as to the discretionary aspect of the fund being paid out once a project is completed (compared to the simpler approach of a remission upfront). Clarity is needed as to whether the proposed fund would be enough, and whether it would be a 'first-in-first-serve' approach to funding. Lastly stakeholders were concerned that if standards change overtime and the fund is granted at the end of the project, a development that takes several years and were eligible upfront, could see its reversal if standards increased before the project was completed. We recommend no change is made until further policy consultation and analysis can occur.

## **7. Seismic Strengthening**

- 7.1. We support investment in earthquake strengthening of buildings in Wellington including the Town Hall, St James Theatre and Tākina: Wellington Convention and Exhibition Centre. In saying that, we urge that the Council be careful on which projects it decides to invest in. For example, we are disappointed to see that the Central Library is in the second stage of preparations for refurbishing the existing building when demolishing the building and starting from scratch would have been a better use of capital. Going forward, we ask that the Council provide ratepayers with ample opportunity for consultation and feedback on these projects.

## **8. Conclusion**

- 8.1. We strongly oppose the increase to the rating differential and support the Council investigating alternative funding mechanisms. The increase will have negative outcomes for Wellington's private sector especially in a time where we should be supporting businesses bring back life to the CBD. We recommend the proportional split is analysed as to what is a fair rating proportion between the residential and commercial sectors.
- 8.2. Property Council members invest, own, and develop property in Wellington. We wish to thank the Council for meeting with us as well as the opportunity to submit on the draft Annual Plan

2022/23 and Amendments to the Long-Term Plan 2021/31. This gives our members a chance to have their say in the future of our city. We also wish to be heard in support of our submission.

8.3. Any further enquires do not hesitate to contact Sandamali Gunawardena, Advocacy Advisor, via email: [sandamali@propertynz.co.nz](mailto:sandamali@propertynz.co.nz) or cell: 0210459871.

Yours Sincerely,

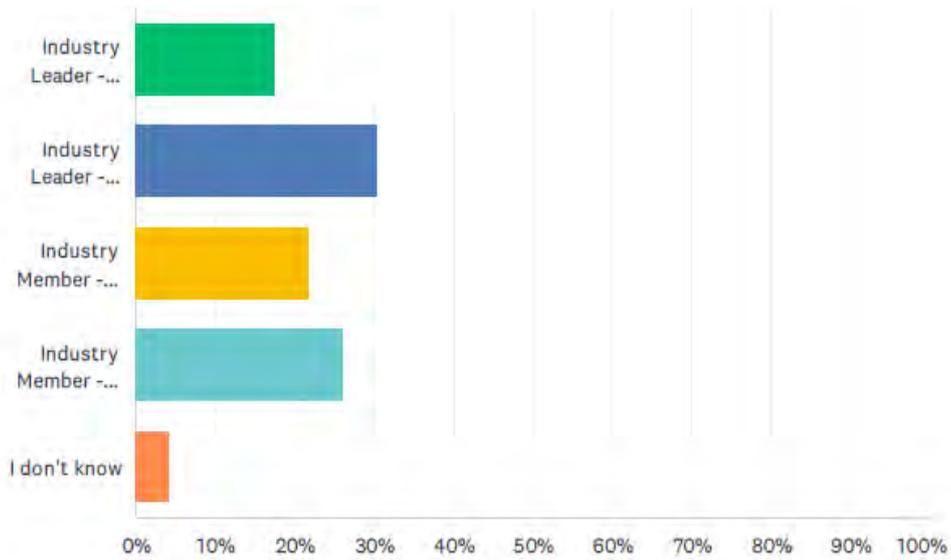


[Redacted signature block]

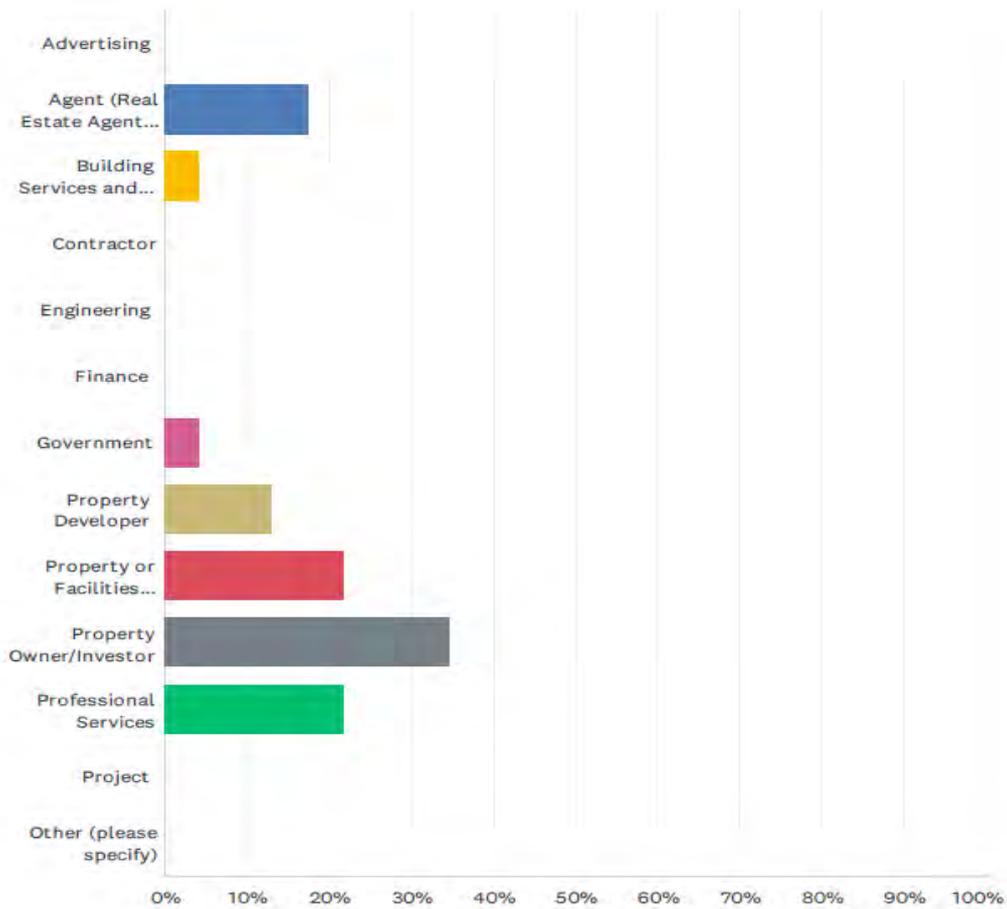
**Attachment A:**

PCNZ Survey - Wellington City Council's proposed rates increases 2022.

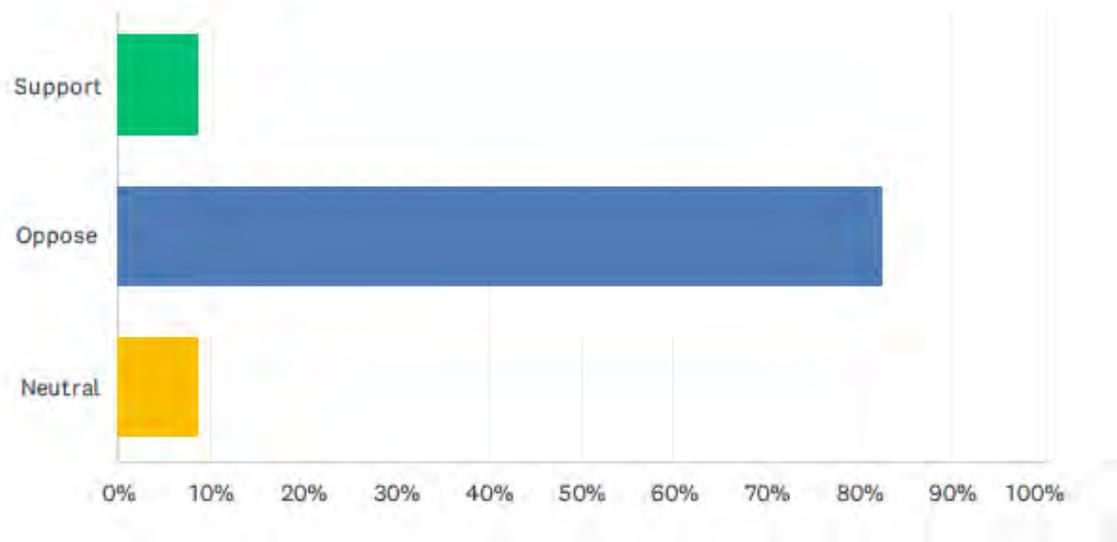
Please indicate which membership category do you belong to:



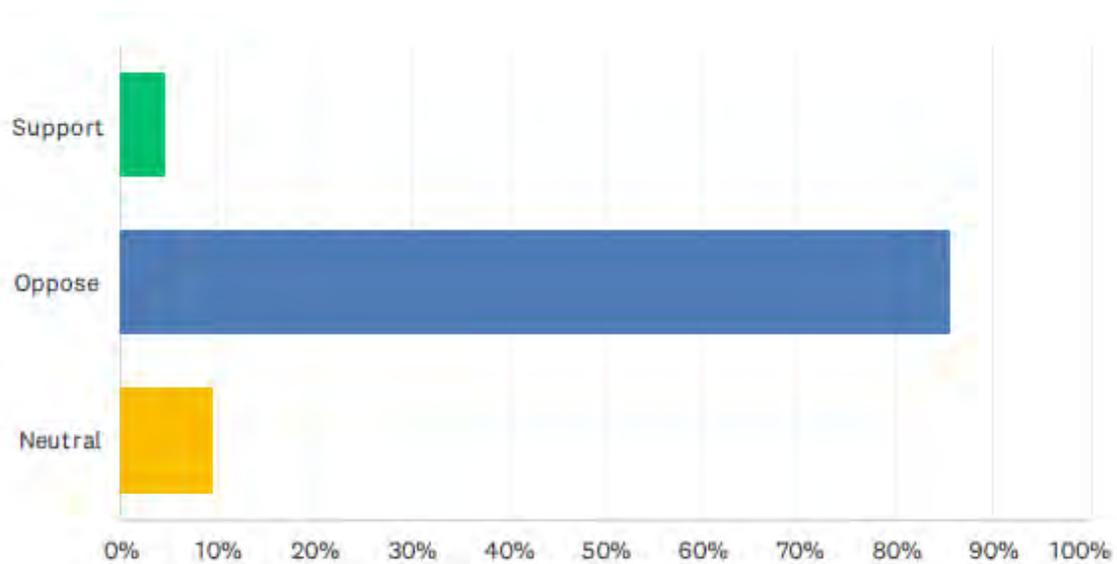
Please select the categories below that best describe your company's core business:



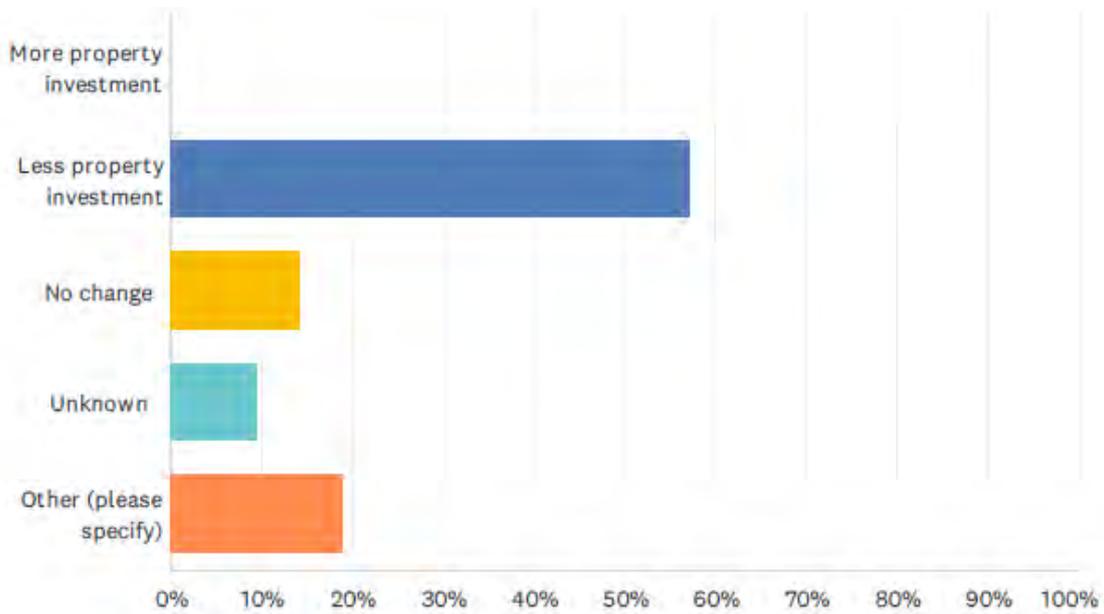
Wellington City Council funds rates from residents (those living in Wellington) and commercial property owners (those who have retail, offices, industrial warehouses (etc) in Wellington). Wellington's split between residents and commercial buildings owners is 56%/44%. In comparison, places like Auckland and Christchurch have the commercial sector pay approximately 30% of general rates. Do you support or oppose Wellington's rating proportional split between residential and commercial building owners of 56% residential and 44% commercial?



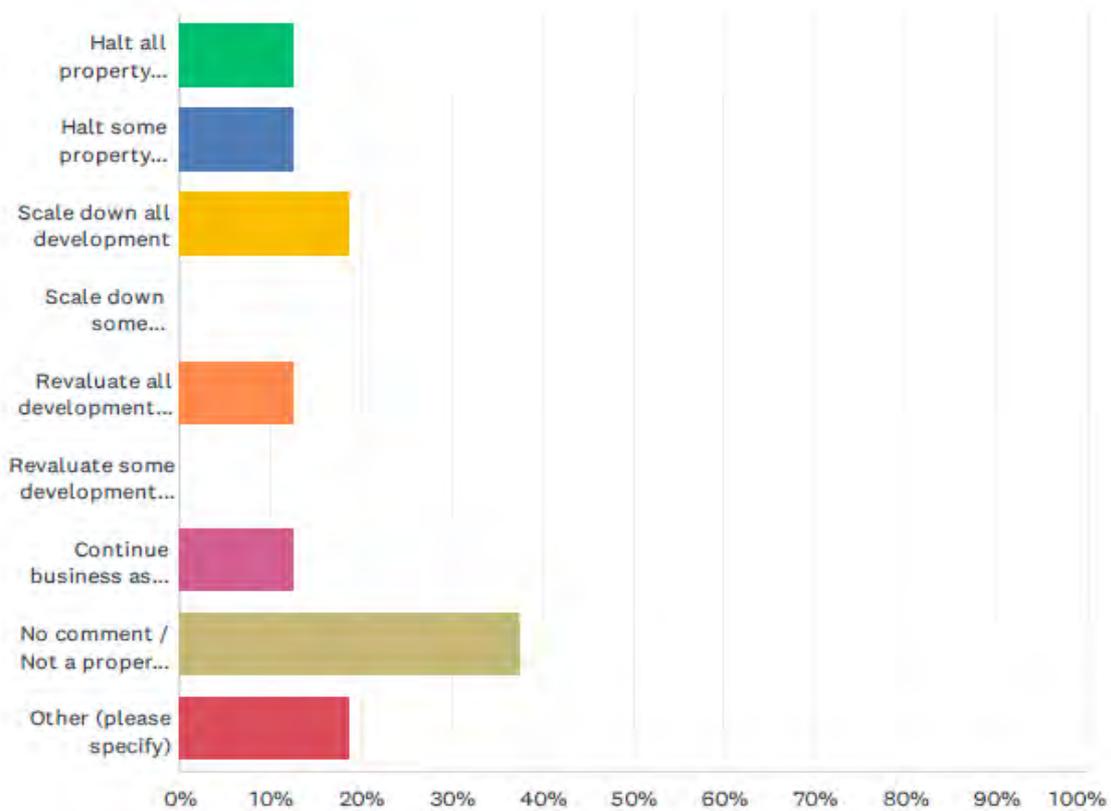
Wellington City Council are proposing to increase their rating differential from 1:3.25 to 1:3.70. This means for every \$1 that a resident pays, the commercial sector will pay \$3.70 (for an equivalent property value). Do you support or oppose WCC's proposal to increase the rating differential?



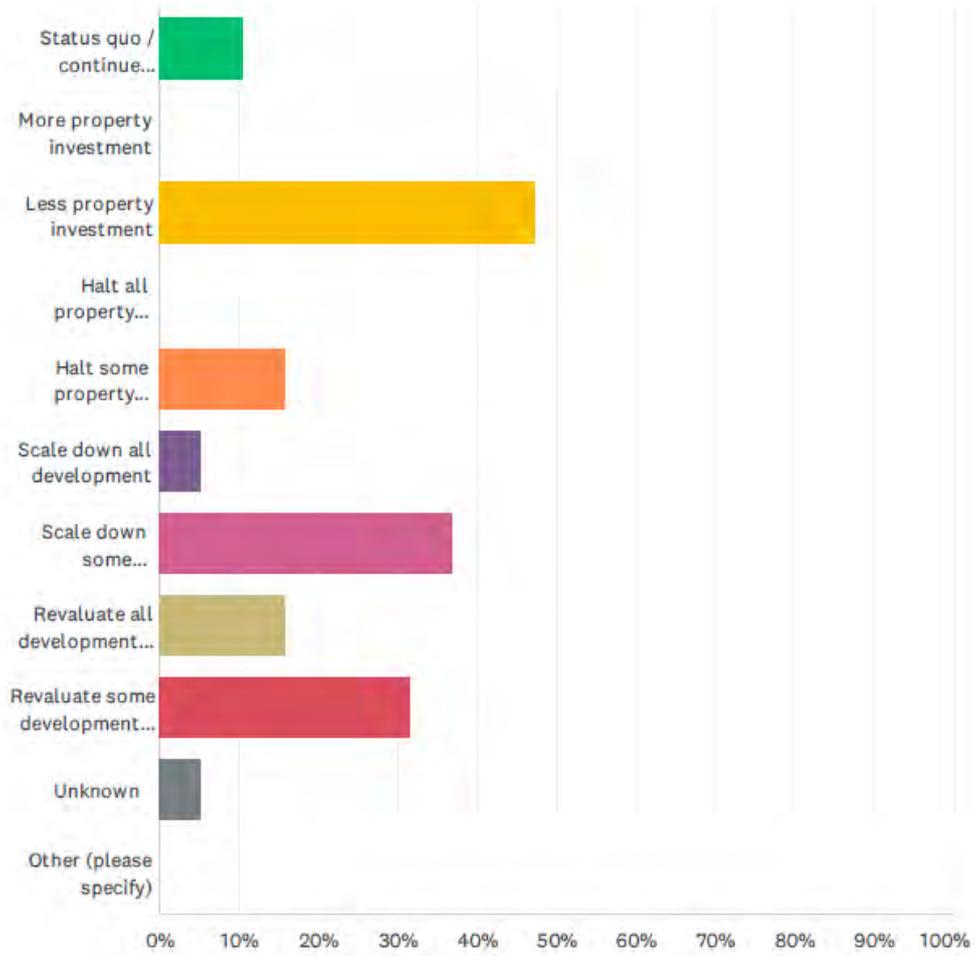
What are the likely outcomes you foresee if the Council increases the commercial rating differential from \$3.25 to \$3.70?



If the Council increases the rating differential from \$3.25 to \$3.70, as a property developer you will most likely...



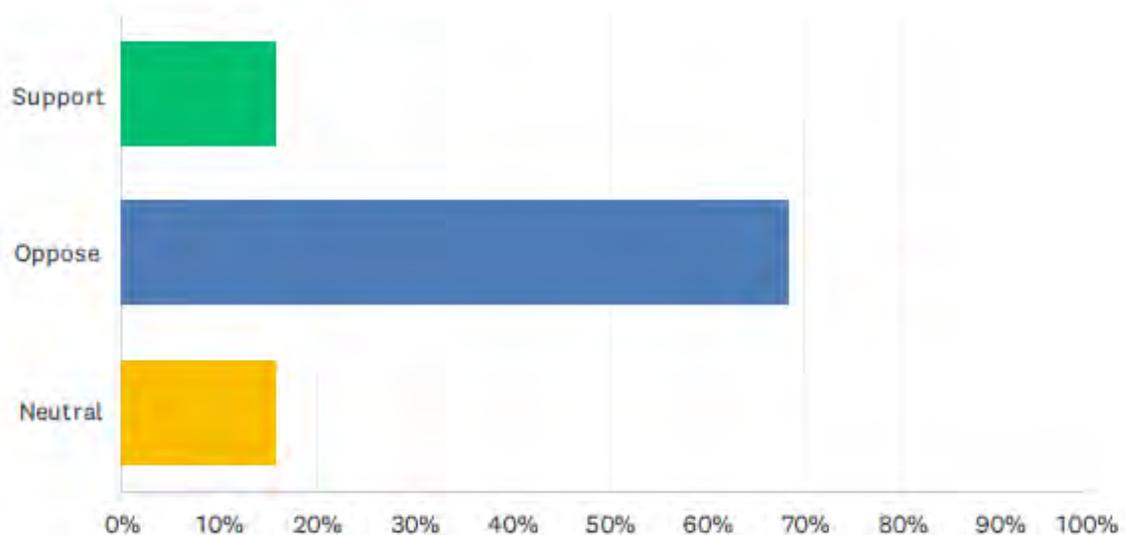
The Annual Plan proposal sees the average residential rates and commercial rates increase by 8.9%. What effects do you think rates increases will have on Wellington's property sector?



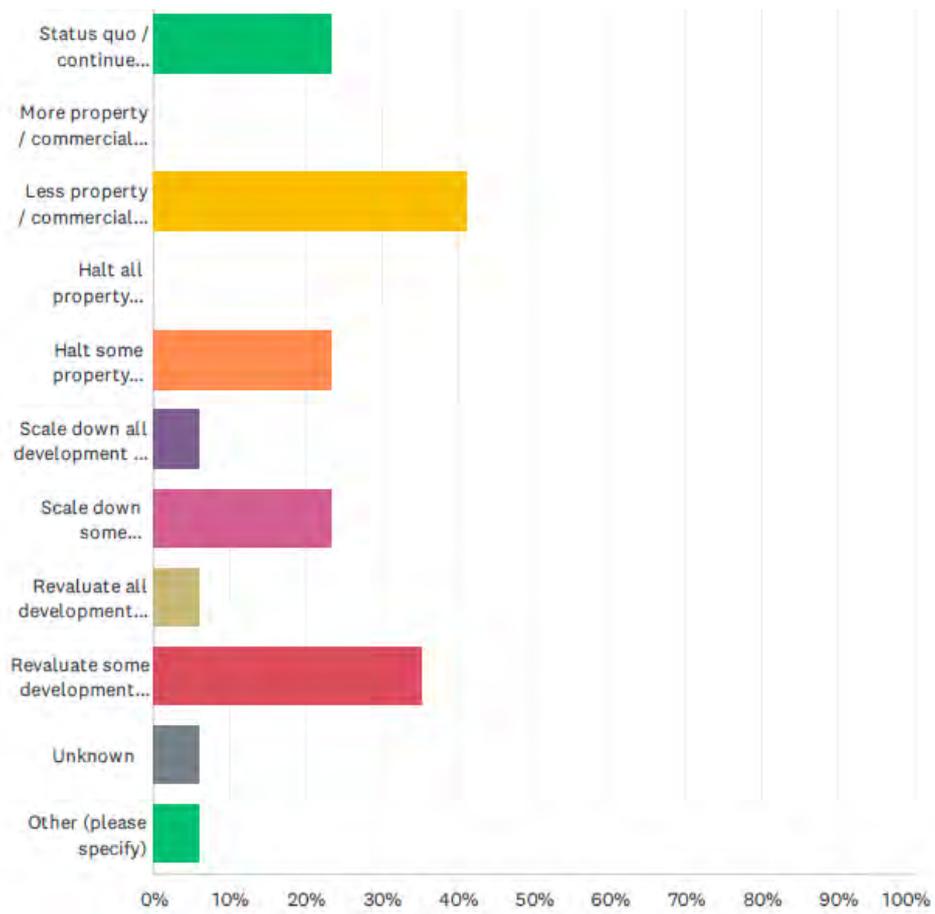
The Council are proposing a sludge minimisation facility rates levy. The proposal is for the suggested levy to be based on Capital Values and a proposed cost split of 60% residential ratepayers and 40% commercial ratepayers. The year one costing estimates are below. Do you support the proposed cost split?

	Capital Value	Low	High
Residential	<b>CV \$750k</b>	\$75.49	\$104.49
	<b>CV \$875k</b>	\$88.07	\$121.90
	<b>CV \$1m</b>	\$100.65	\$139.31
	<b>CV \$2m</b>	\$201.31	\$278.63

	Capital Value	Low	High
Commercial	<b>CV \$1m</b>	\$327.49	\$453.27
	<b>CV \$2m</b>	\$654.98	\$906.53
	<b>CV \$2.75m</b>	\$900.60	\$1,246.48
	<b>CV \$5m</b>	\$1,637.45	\$2,266.33
	<b>CV \$10m</b>	\$3,274.91	\$4,532.66
	<b>CV \$25m</b>	\$8,252.77	\$11,422.31



What effects do you think the proposed sludge minimisation facility rates levy will have on Wellington's property and commercial sector?





**Respondent No:** 573

**Login:** Admin

**Responded At:** May 13, 2022 13:31:49 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Michael Young
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I oppose the business rates multiplier increase from 3.25:1 to 3.7:1. It's a step in the wrong direction for Wellington at a time when businesses are pressured by Omicron, traffic light settings, the recent protest blockade and inflating production costs. Wellington pays some of the highest commercial rates in Aotearoa New Zealand. In Auckland, commercial ratepayers pay 2.7:1, 25.8% of the total rates. Christchurch's multiplier is just 1.69, or 32.35% of the total rates. Wellington businesses are paying 44% of our city's rates while making up just 15% of the capital value. WCC's rationale is that Wellington's ratepayer base is unique, meaning that businesses are subsidising services for the city and regional households disproportionately compared to the benefit they receive. WCC's proportionality argument is not fairly calculated and lacks methodological rigour. Rates should be based on the benefit of the services received, not on a 'proportion of total rates' argument. The proposed 46% split undermines the purpose of the differential itself. The multiplier will naturally fluctuate, especially over a short period. This year's change in the relative value of commercial property is a signal that businesses are struggling and need support from Council, not higher rates.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 574

**Login:** Admin

**Responded At:** May 13, 2022 13:32:54 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** James Hart
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I oppose the business rates multiplier increase from 3.25:1 to 3.7:1. It's a step in the wrong direction for Wellington at a time when businesses are pressured by Omicron, traffic light settings, the recent protest blockade and inflating production costs. Wellington pays some of the highest commercial rates in Aotearoa New Zealand. In Auckland, commercial ratepayers pay 2.7:1, 25.8% of the total rates. Christchurch's multiplier is just 1.69, or 32.35% of the total rates. Wellington businesses are paying 44% of our city's rates while making up just 15% of the capital value. WCC's rationale is that Wellington's ratepayer base is unique, meaning that businesses are subsidising services for the city and regional households disproportionately compared to the benefit they receive. WCC's proportionality argument is not fairly calculated and lacks methodological rigour. Rates should be based on the benefit of the services received, not on a 'proportion of total rates' argument. The proposed 46% split undermines the purpose of the differential itself. The multiplier will naturally fluctuate, especially over a short period. This year's change in the relative value of commercial property is a signal that businesses are struggling and need support from Council, not higher rates. The Council should not proceed with the business multiplier changes.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 575

**Login:** Admin

**Responded At:** May 13, 2022 13:33:39 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Christine Scammell
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I oppose the business rates multiplier increase from 3.25:1 to 3.7:1. It's a step in the wrong direction for Wellington at a time when businesses are pressured by Omicron, traffic light settings, the recent protest blockade and inflating production costs. Wellington pays some of the highest commercial rates in Aotearoa New Zealand. In Auckland, commercial ratepayers pay 2.7:1, 25.8% of the total rates. Christchurch's multiplier is just 1.69, or 32.35% of the total rates. Wellington businesses are paying 44% of our city's rates while making up just 15% of the capital value. WCC's rationale is that Wellington's ratepayer base is unique, meaning that businesses are subsidising services for the city and regional households disproportionately compared to the benefit they receive. WCC's proportionality argument is not fairly calculated and lacks methodological rigour. Rates should be based on the benefit of the services received, not on a 'proportion of total rates' argument. The proposed 46% split undermines the purpose of the differential itself. The multiplier will naturally fluctuate, especially over a short period. This year's change in the relative value of commercial property is a signal that businesses are struggling and need support from Council, not higher rates. The Council should not proceed with the business multiplier changes. You are killing the CBD and providing even more incentive for me to move my head office away from Wellington.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 576

**Login:** Admin

**Responded At:** May 13, 2022 13:35:52 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Jacqui Cuff
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

**Submission on Wellington City Council's Draft Annual Plan 2022/23  
and  
Amendments to the Long-Term Plan 2021-31**

**1. Summary**

1.1 JACQUI CUFF, WLG CBD RESIDENT welcomes the opportunity to provide feedback on Wellington City Council's Draft Annual Plan 2022/23 and Amendments to Long Term Plan 2021-31. We do not support the increase to the rating differential and make recommendations to ensure fair and equitable outcomes for the private sector.

**2. Recommendations**

2.1 At a high level, we recommend that Wellington City Council ("the Council"):

- Does not increase the rating differential from 3.25 and 3.7; and further, commence a planned reduction in 2022/2023 of the differential until entirely removed over next three annual plans;
- Improve their transparency as to how rates are set, provide the commercial sector with evidence that demonstrates how Council's spending will reflect the 56%/44% split and investigate reducing the general rate proportion;
- Provide evidence that the Council have planned to immediately reduce its expenditure and review its expenditure priorities;
- Consider alternative funding methods such as targeted rates and special purpose vehicles;
- Reject the idea of a commuter parking levy, as this will have a significant impact on businesses, individuals and Wellington city. We recommend the Council investigate alternative funding tools such as congestion charging or incentivisation of EV charging installations in commercial parking facilities; and
- Provide transparent, and concise information explaining what the overall rates increases will mean for different sectors within Wellington and outline direction and indirect benefits each sector receives.

**3. Rating Differential Increase**

3.1. We are extremely disappointed to see that the Council has proposed to increase the rating differential from 3.25 to 3.7. If adopted, this will be the highest rating differential in the country. We endorse the Shand's report recommendations that they should be abolished as there is no economic rationale that supports a need for this.<sup>1</sup>

*Rating proportion*

3.2. The Council claims that the proposed adjustment will keep the overall increase in rates for both the commercial and residential sector, on an even level. Because residential values increase greater on average than commercial values, increasing the differential will reduce the impost on residential ratepayers relative to their increases in capital value. However, the

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<sup>1</sup><https://ndhadeliver.natlib.govt.nz/ArcAggregator/arcView/frameView/IE12126512/http://www.dia.govt.nz/Agency-Independent-Inquiry-into-Local-Government-Rates-Index>

proposal to increase the rating differential to maintain a general rate split of 56%/44% (residential/commercial) will result in the commercial sector paying much higher than its share of capital value. We ask that the Council provide the commercial sector with data illustrating the total increase in residential capital values and the total decrease in commercial capital values (along with the total capital value of residential property and commercial property) which has formed the basis on the proposed adjustment to the rating differential.

- 3.3. Rates collected from rating differentials need to show direct benefit to businesses. The additional rates that businesses pay through rating differentials should be separated and specifically allocated to projects that support the commercial sector. We strongly urge that the Council provide the commercial sector with evidence that demonstrates how Council's spending will reflect the 56%/44% split. For example, what services will the commercial sector receive as a benefit?
- 3.4. We are concerned that average commercial values in Wellington have only increased by 36% compared to 60% for residential. This highlights a wider issue in Wellington's built environment. It also raises questions that over the coming years, if commercial sector upgrades occurred and values rose higher than residential, would the rating proportion shift back towards the residential sector paying more if their house prices did not increase? Additionally, where commercial building values have increased above 36% (due to upgrades, seismic strengthening, or environmental benefits) these businesses will be faced with having to pay more than the average rates increase of 8.9%.

*Flow on effects for Wellington businesses, residents, and visitors*

- 3.5. The proposed increase will have a flow-on effect on all members of the community, not only the commercial sector. Property owners will be forced to recover these costs through increased rental levels, while business owners will have no choice but to recover these costs through increased costs for products and services. It is also unclear what the additional rates are funding and whether it is beneficial to the business needs.
- 3.6. Furthermore, an increase in rates will mean that building owners may not be able to invest in improving their business, carrying out maintenance and upgrades. This will not see existing businesses nor Wellington's built environment flourish, especially in a time when people are returning to the CBD and businesses are needing to reopen to survive.

*Rating solutions*

- 3.7. We recommend decreasing the percentage split of the total general rates. As discussed above, the current percentage split is 44% commercial and 56% residential ratepayers. This is much higher than in other cities in New Zealand. For example, Auckland businesses currently pay 31.33%, with this eventually dropping to 25.8% as their analysis showed that their previous rating split was inequitable.
- 3.8. Similarly, we do not believe that Wellington's proposed percentage split of general rates is equitable. The Council has not investigated the general rating split and what specific benefits the commercial sector receives. This is particularly important to assess as we are within the post-recovery period of COVID-19 with the city still months or years away from worker capacity.

- 3.9. We support the use of transparent, beneficial pays funding models for local government. Examples of these models include targeted rates, user-pays and special purpose vehicles. These alternative models meet the legislative principles of transparency and objectivity for funding local government set out in both the *Local Government Act 2002* and *Local Governing (Rating) Act 2002*. Our approach is also consistent with the recommendation of the New Zealand Productivity Commission that local government should adopt a more transparent approach to rating tools and other funding sources<sup>2</sup>.
- 3.10. We firmly believe that increasing the rating differential will have a notably negative effect on efforts to revitalise the Wellington CBD as a vibrant place to live, work and do business. We therefore recommend that the Council end the disproportionate and inequitable use of commercial rating differentials and make use of other funding options.

*Cumulative rates and fee increases in Wellington*

- 3.11. In the current climate, the commercial sector is not only facing the impact of COVID-19, but an increased multitude of costs. The cumulative impact these costs may result in a number of businesses declining, even after moving to the Orange alert level.
- 3.12. The below list is an example of some proposed costs increases and fees in Wellington:
- Wellington City Council's proposed Annual Plan rates increase of 8.9%;
  - Wellington City Council's proposed Annual Plan rating differential increase from 3.2 to 3.7;
  - Wellington City Council's proposed Sludge minimisation facility rates levy;
  - Wellington City Council's increase in development contribution levies;
  - Future of the Southern Landfill (depending on option);
  - Wellington City Council's increase in encroachment fees;
  - Wellington City Council investigating a commuter parking levy of up to \$2,500 per annum per car park;
  - Unknown funding mechanisms associated with Let's Get Wellington Moving;
  - Greater Wellington Regional Council's proposal to increase rates differentials on a yearly basis;
  - Greater Wellington Regional Council's proposal to remove the uniform annual general charge which shifts more of the rating burden onto the commercial sector; and
  - The removal of the public transport differential from the Greater Wellington Regional Council's Revenue and Financing Policy to annualised adjustments via the Funding Impact Statements in the 2022/23 Annual Plan.
- 3.13. All these various proposals are creating an uncertain and challenging post COVID-19 environment for the commercial sector in Wellington. We urge that the Council provide more clear and concise information explaining what the overall rates increases will mean for different sectors within Wellington.

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<sup>2</sup>Local government funding and financing. Retrieved from <https://www.productivity.govt.nz/inquiries/local-government-funding-and-financing/>

3.14. It is also important to note that not all rates will be included in the 8.9% rates increase. For example, the sludge minimisation facility rates levy is not included and when applied on top of the 8.9% rates increase, it will push the total rates figure higher than the 9.1% total rates increase forecasted in the 2021/31 Long Term Plan. This is of real concern and will not result in the rejuvenation of Wellington's CBD.

#### **4. Carparks**

##### *Commuter Parking Levy*

- 4.1. We are aware that the Let's Get Wellington team are investigating the introduction of a commuter parking levy of up to \$2,500 per year.
- 4.2. We do not support a commuter parking levy as it will have a significant impact on businesses and will disincentivise business and working population coming into Wellington city. There are many loopholes in introducing commuter parking levies. For example, this will directly result in offices turning their car parks into storage units and encouraging working from home resulting in a less vibrant Wellington City. We recommend that the Council reject the commuter parking levy and instead investigate alternative funding tools such as congestion charging.
- 4.3. There has been no presented evidence to support a business case for the introduction of a car parking levy with carbon neutrality been signalled by Let's Get Wellington Moving as the core driver behind this proposal. We strongly encourage the Council to consider that private vehicle use and shared vehicle schemes such as Mevo will continue to require car parking within the city. We support the aims to decarbonise but do not believe these aims will be achieved through introduction of a levy. Instead, we implore the Council to better support the actions of many of our property owner members to convert their car parks to EV enabled car parks and provide sufficient time to enable property owners to create the fuelling stations of the future for EV's within the city's commercial buildings.

##### *Removing carparks*

- 4.4. Wellington City Council are in the process of removing approximately 1500 of Wellington's 3300 metered carparks. The impact of this is very damaging to businesses and will see large and long-term impacts on the Wellington economy. In a time where we should be supporting businesses return to a sense of normality under the Orange alert level, this is will only drive away business from the CBD. With reliable and future public transport options still decades away, the reliance on private vehicles and therefore car parks, will still occur.

#### **5. Seismic Strengthening**

- 5.1. We support investment in earthquake strengthening of buildings in Wellington including the Town Hall, St James Theatre and Tākina: Wellington Convention and Exhibition Centre. In saying that, we urge that the Council be careful on which projects it decides to invest in. For example, we are disappointed to see that the Central Library is in the second stage of preparations for refurbishing the existing building when demolishing the building and starting from scratch would have been a better use of capital. Going forward, we ask that the Council provide ratepayers with ample opportunity for consultation and feedback on these projects.

#### **6. Conclusion**

6.1. We strongly oppose the increase to the rating differential and support the Council investigating alternative funding mechanisms. The increase will have negative outcomes for Wellington's private sector especially in a time where we should be supporting businesses bring back life to the CBD. We recommend the proportional split is analysed as to what is a fair rating proportion between the residential and commercial sectors.

Yours Sincerely,

Jacqui Cuff

A solid black horizontal bar used to redact the signature of Jacqui Cuff.



**Respondent No:** 577

**Login:** Admin

**Responded At:** May 13, 2022 13:38:52 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Steve West
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

---

Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

**Submission**  
to the  
**Wellington City Council**  
on the  
**Annual Plan / LTP**  
**2022/23**

**Steve West**

[Redacted]

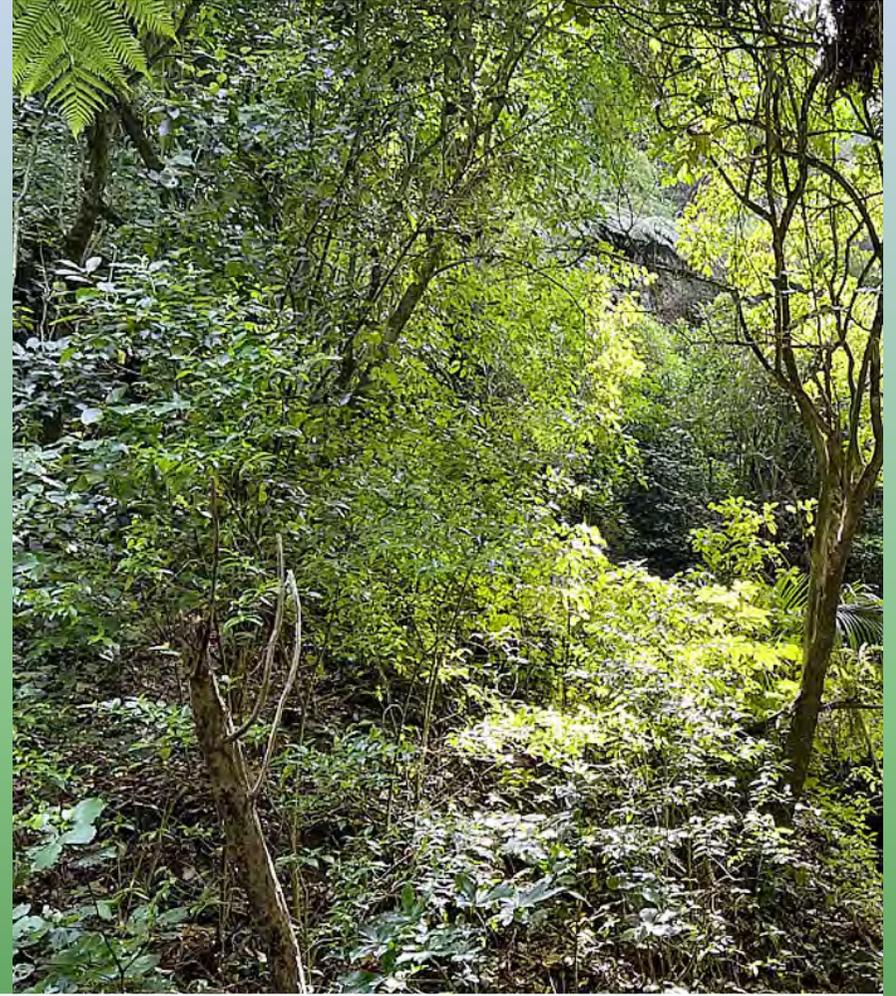
[Redacted]

[Redacted]

# For Sale\*

Nestled in the quiet suburb of Ngaio is a significant natural area comprising trees such as Mahoe and Rangiora. While the options for use and development will be limited once the District Plan is notified in 2022, this opportunity provides a unique chance for Council to own and preserve this commonly found bush.

## \$502,795 ono



### Key features:

- \* Part lot comprising 885m<sup>2</sup> (more of less) with steep sloping contours and difficult access
- \* Outgoings for rates, trapping and weed eradication ~\$8,000 pa (incl. labour)
- \* Prime forest remnants located in Trelisick Park, which is also in Ngaio
- \* Home to indigenous threatened fish in the Kaiwharawhara Stream some 300m away as the Kaka flies
- \* Future value: 'price-less'

*\* This land is not actually for sale*

# The fine print

Councillors we are facing a climate emergency – now is the time for bold action!

Conservation efforts in Wellington have seen native species take off, but the creation of SNAs on private urban land will undo this good work by destroying land value, impacting on landowner goodwill, and by creating unworkable rules.

Already trees are being chopped down and future conservation efforts on SNA land will likely diminish – the outlook for our indigenous biodiversity is grim.

The solution for Council is simple:

- \* It must acknowledge that SNAs will do more harm than good, by abandoning this poorly thought through policy.
- \* Instead it must find ways to work alongside landowners with regenerating native bush to seek better indigenous biodiversity outcomes for Wellington.
- \* Failing that Council must fully compensate landowners for the significant loss of land value they are facing to avoid further loss of indigenous biodiversity.



**Respondent No:** 578

**Login:** Registered

**Responded At:** May 13, 2022 13:39:36 pm

**Last Seen:** May 13, 2022 01:34:50 am

- Q1. **Full name:** Aaron Gilmore
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
You have to wonder whether the WCC are genius being the second largest social housing provider in NZ or really are not. The latter seems more likely. It is a historical situation that time has come to change.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
A waste to energy option may not be economic in the short run but should at least be looked at more

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Support
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Do not support
Q17. Increasing encroachment licence fees to better reflect their value	Support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Neutral don't know
Q19. Removal of all library charges to remove barriers to accessing council libraries	Do not support
Q20. Overall, do you support the proposed budget?	I support the proposed budget
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
The budget is not perfect but it with some small changes it would be better	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	not answered



**Respondent No:** 579

**Login:** Admin

**Responded At:** May 13, 2022 13:39:44 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Michael Burrowes
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I oppose the business rates multiplier increase from 3.25:1 to 3.7:1. It's a step in the wrong direction for Wellington at a time when businesses are pressured by Omicron, traffic light settings, the recent protest blockade and inflating production costs. Wellington pays some of the highest commercial rates in Aotearoa New Zealand. In Auckland, commercial ratepayers pay 2.7:1, 25.8% of the total rates. Christchurch's multiplier is just 1.69, or 32.35% of the total rates. Wellington businesses are paying 44% of our city's rates while making up just 15% of the capital value. WCC's rationale is that Wellington's ratepayer base is unique, meaning that businesses are subsidising services for the city and regional households disproportionately compared to the benefit they receive. WCC's proportionality argument is not fairly calculated and lacks methodological rigour. Rates should be based on the benefit of the services received, not on a 'proportion of total rates' argument. The proposed 46% split undermines the purpose of the differential itself. The multiplier will naturally fluctuate, especially over a short period. This year's change in the relative value of commercial property is a signal that businesses are struggling and need support from Council, not higher rates. The Council should not proceed with the business multiplier changes.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 580

**Login:** Admin

**Responded At:** May 13, 2022 13:43:38 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** David Harkness
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Capital BMX
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

---

Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

## Ref: Capital BMX Club's submission on the 2022 WCC Annual Plan

### Summary:

Due to the significant public use of the BMX track at Ian Galloway Park, the club requests that Wellington City Council take responsibility for funding ongoing maintenance of the track surface and surrounds, budgeting \$50k per year from the 2022/23 financial year onwards.

Council funding will allow the BMX club to enter into contracts with service providers to maintain the facility leading to a safer and fit-for-purpose track for both public and club users. Capital BMX can then refocus our available volunteer effort into furthering community outcomes by working with the local community on bicycle skills training and further growing the sport for the community.

The club also requests that the Council allocate funding in the 22/23 financial year to create a masterplan for a Sport & Recreation Hub at Ian Galloway Park and prioritise the provision of public toilets at the park. An initial draft masterplan has been developed by a working group of stakeholders and park users. Enhancements to the existing facilities, particularly spectator space and a gate canopy, are a prerequisite to the club being able to bid to host a major BMX NZ event which would bring significant economic benefit to the city.

### Background & Track Usage

Capital BMX Club Inc. was formed in 2013 and an agreement was signed with Wellington City Council in September of that year to lease 8000m<sup>2</sup> of Ian Galloway Park Karori for the purpose of building an international standard BMX track and establishing a BMX racing club.

The track was specifically designed as a UCI level track to enable riders from around the Wellington region to train here rather than having to go to the larger Waikato or Auckland tracks.

The club currently has 36 licenced riders, 4 being processed and is expected to end 2022 with around 50 paying members. Members are predominantly children aged 5-15, initially as part of a Kiwi Sprocket (under 7) skills programme and then from age 8+ as competitive racers. (Annex 2).

The BMX season runs from September to Easter, and the Capital BMX Club runs racing on a Sunday morning and training on a Thursday evening, attracting BMX riders from around the region. The Capital Championships is an annual National Qualifying Meet, bringing in over a hundred riders from around the country. The track also hosts the Wellington Regional Championships on rotation with the other clubs in the region – 2018, 2022 and next due in 2025 – which is a bigger event still, although in 2022 we had to limit numbers to 200 due to Covid bubble size restrictions.

The club has hosted 'Have-a-Go' BMX training sessions with a number of community groups, including Karori Scouts, Revolve and WORD. Lack of volunteer time (due to the huge focus on track maintenance) prevents the club from extending these skills programmes further to include the likes of schools and other community groups.

When the club is not in session, the track is open to the public at no cost and is extremely popular. Extrapolating from observed public users, it is estimated that over 11,000 people use the track annually (see Annex 3). Public users include pre-schoolers on balance bikes or learning to pedal away from traffic; whole families with different levels of bike experience; kids on bikes while their parents are at the dog park or skate ramps, mountain bikers learning to jump & manual, and e-bikers.

## Maintenance needs:

The track surface degrades over time due to:

- wear and tear from normal usage – crashes, skids and knobby mountain bike tyres break the surface membrane allowing wind and rain to act on the lime, creating potholes and blowing away finer particles,
- misuse – such as low decked scooters which gouge into the leading edges of jumps causing significant safety issues, or through deliberate vandalism of the track surface; and
- significant weather events - creating rain channels in the track surface or softening the surface, making it susceptible to tyre tracks (and unleashed dog footprints!) which then set in place if the track dries out before it is re-screeded and rolled.

Given the high level of use (which is to be encouraged!) the track is now at an age where it needs to be fully resurfaced, ideally prior to the next race season. The scale of this job is beyond the volunteer base, so the club has sought quotes from contractors who can do this work more quickly and more safely than club volunteers. Contractor pricing ranges from \$14k to 42k +GST.

The track should be surfaced to a depth of 100mm of lime (with a % of calcium oxide as a binding agent). The lime area is 2000m<sup>2</sup>, so 100mm depth requires 320 tonnes of lime. In line with best practice, the club proposes to resurface the track by adding 50mm (150 tonnes) annually over the next 3 years (which allows for some wind loss) to build to the target 100mm. Quotes received range from \$13.8k to \$36.6k+GST to transport 150 tonnes of lime mix to Wellington.

In addition to annual resurfacing, the track needs regular spot repairs, watering screeding and rolling to maintain a smooth, safe, riding surface. This should be on a weekly basis in the racing season, twice a month in the off-season and also after significant weather events (budgeted at 3 per year). Effort is estimated at around 540 hours per year. The club proposes a split 60/40 between WCC contractors and club volunteers – so \$15k contractor and \$10k equivalent of volunteer effort.

And finally the grounds around the track need to be maintained with grass cutting and weed spraying. The Council's mowing teams maintain the dog park and area around the skate ramps, but not the BMX area. Club volunteers have line trimmed at several times during the year. We have also sought help from Department of Corrections PD crews – but this has proved to be highly unreliable. A contractor quote to provide a monthly service has been priced at \$6.9k+GST per year.

By the end of the 21/22 financial year volunteers will have put in close to 1,000 hours effort across all these categories (see Annex 4) – resurfacing straight 1 at the start of the season; trenching & installing ducting for a timing system; rolling and maintaining the track on a frequent (although not sufficiently regular) basis; line trimming, weeding and tidying up the area at start of season prior to significant race events; resurfacing straight 4 as a requirement to be able to host the 2022 Regional Championships and planting more than 400 native plants.

This level of effort is not sustainable, and if continued will drive people away from the club, meaning less training opportunities for the community and for the membership and less maintenance of the track for the community. The club proposes to consolidate effort to 4 working bees per year covering planting, site & track preparation for season opening and site & track preparation ahead of NQM race events. This effort is valued at \$17k using equivalent hourly rates to contractors.

Totalling these prices, and picking the lower end of the ranges, gives an annual maintenance requirement of \$49.5k for materials & contractors and \$26.6k equivalent of volunteer effort. See Annex 1 for cost model calculations.

### Funding:

The Council has already invested significantly in building the track as a community asset – 30% of the initial \$260k build cost and 20% of the \$100k to asphalt the berms. The Council also provided \$31k in the 2018-21 Long Term Plan to produce a concept design of a gate canopy and for track maintenance – the majority of which was spent in 2020 on retaining work to resolve subsidence issues on the first straight.

Membership dues cover the operating costs of the club – electricity, security and accounting software. Everything else is funded through grant applications.

The club has made 18 grant applications in the 21/22 financial year so far, for a total of \$295,930.27. \$56,230 has been awarded and \$65,751.30 is awaiting a decision. These grants have funded the completion of the straight 1 subsidence remediation (which enabled the track to re-open in September 2021); installation of ducting and cabling for a race timing system; building a causeway at 90° across the track to substantially reduce the time required (and hence cost) for ongoing maintenance; installation of safety fencing on berms 1 & 3 and from the start hill to berm 2 and the installation of a Capital BMX sign to help attract new members.

Grant funders like to invest in new facilities rather than ongoing maintenance and operations. Funders are typically gaming venue trusts and have had their available funds reduced due to Covid lock downs. They are expecting further reductions due to government interventions in the gambling industry. This impacts on the club's ability to raise funds for ongoing maintenance. Lack of certainty about whether money will be available hampers effective planning and lifecycle management for this community asset. Four maintenance focussed applications - for track drainage, construction of lime storage bays and for resurfacing (twice) - totalling \$85,595.38 have been rejected this year.

The club will continue to apply for funding to further develop the BMX facility and we have ambitious plans to do so, but we are seeking Council backing for \$49.5k of the annual maintenance needs, in order to maintain the track for our members and for the community.

### Enabling Community Outcomes:

We believe that Wellington City Council has a great opportunity to leverage the BMX facility to further connect our communities in their enjoyment of open public spaces and to activate and enable the next generation of cyclists through building bicycle skills in a safe environment away from traffic. The Council has an opportunity, with the support of Capital BMX, to get more Wellingtonians into cycling which will help with the stated aim of shifting transport modes to less dependence on cars, providing for a greener city.

The BMX track is well suited as a place to practice skills away from traffic. Unlike the skills area at nearby Makara Peak Mountain Bike Park which requires a lengthy uphill ride, the BMX track is easily accessible by smaller kids due to the proximity of car parking on site. We see this every day with the significant public use of the track. There is an opportunity to extend this skill development in the community through outreach to more organisations – particularly Bikes in Schools and the many youth organisations in the Western suburbs and across the city.

Council investment in the upkeep of this track will bring many benefits to the wider community, especially children and families. Nurturing the love and enjoyment of biking will help deliver a greener city with less dependence on cars. And, given the cross-over in skills, it will further increase the utilisation of the Council's other investments in Wellington's cycle lane network and mountain bike trails. These benefits will continue for as long WCC can support the upkeep of the BMX track.

### Creating a Master Plan:

Given the scale of use, we believe that Ian Galloway Park is under served in infrastructure and under-invested in as a sport & recreation hub for the Western suburbs.

A group of stakeholders representing park users - Capital BMX club, dog park users, Creswick Valley Residents Association, Karori Residents Association, Wellington Skateboard Association, Wellington Baseball Association and the Wellington & Hutt Valley Gaelic Football & Hurling Association - has met to advocate for public toilets in the area (resulting in a recent petition), to understand each other's needs and priorities, and to form the basis of a masterplan.

Key elements of the plan are:

- Enhancements to the BMX track & facilities to better suit members' and the public's needs and to enable a bid to host a major BMX event.
- Installation of public toilets (potentially as part of a Hub facility).
- Creation of a multi-mode asphalted pump track suitable for skateboards, scooters and bikes.
- Extension of car parking to meet current demands and projected future growth.
- A potential site for a neighbourhood playground at the city end of Karori.
- Creation of an all-weather baseball diamond.

We understand that the Council plan to conduct geotechnical investigations and start work on a masterplan in the 2023/24 financial year. We urge the Council to bring forward funding for this work and complete it in 2022.

A key reason for accelerating the masterplan is to support a Wellington bid to host a major BMX event. An event such as the BMX National Championships would bring several thousand visitors to the city for up to a week, with consequent economic benefit. But it can only happen if the facilities are in line with BMX NZ requirements. Bids have a 3-year lead time (i.e. the submission deadline of 15 May 2022 is for events in calendar 2025), so if the masterplan is not signed off until June 2024 then the earliest that Wellington can host an event would be 2028 (compared to 2026 if we're in a position to lodge a bid next year).

Not only that, but the stakeholder produced draft masterplan lists options for location of the public toilets. Consultation is required to agree on which option to select, and these facilities are needed **now** given the thousands of users in the area each week.

**In summary, the club seeks an amendment to the 2022/23 annual plan to include \$50,000 for BMX facility maintenance; an amendment to the Long-Term Plan to include ongoing BMX facility maintenance funding at \$50,000 per year; and budget and a work plan item in the 2022/23 annual plan to complete a masterplan for a Sport & Recreation Hub at Ian Galloway Park during 2022.**

I would like the opportunity to speak to this submission at the committee hearings.

Yours sincerely,

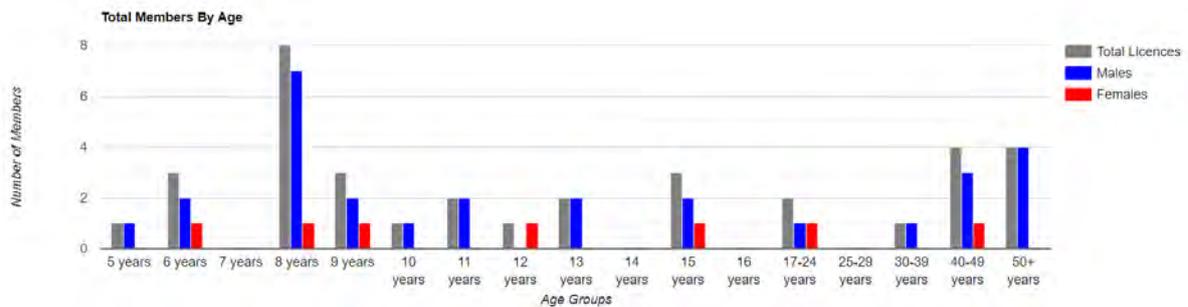


David Harkness  
Capital BMX club president

## Annex 1: Maintenance Calculations Model

WCC Funded		Club Funded	
<b>Track re-surface (annual)</b>		<b>Working Bees (planting, track work, improvements)</b>	
Lime	150 tonnes	4	per year
Lime unit cost	\$35.53 per tonne	8	hours per session
Lime transport	\$56.65 per tonne	12	attendees
Subtotal	\$13,827.00	384	total hours
Re-surfacing contractor	\$14,020.00 quote x GST	\$45	labour rate equivalent
Re-surfacing Total	\$27,847.00 x gst	\$17,280	
<b>Track surface maintenance - contractor effort</b>		<b>Track maintenance - volunteer effort</b>	
Straights	4 #	4	
Hours per straight	2 hours	2	
Season duration	26 weeks	26	
Num times per week	1 #	1	
Effort per season	208 hours	208	hours
Off season	12 maintenance sessions		
Effort per session	8 hours		
Total Effort off season	96 hours		
Weather events	3 #		
Effort per event	8 hours		
Weather effort	24 hours		
Effort per year	328 hours	208	
Labour rate	\$45.00 \$/hr	\$45.00	
Maintenance cost	\$14,760.00	\$9,360.00	
<b>Grass &amp; Weeding</b>			
Jims Mowing quote	\$6,900.00 x GST		
<b>Total</b>	<b>\$49,507.00</b>	<b>\$26,640.00</b>	

## Annex 2: CAP BMX NZ licences, May 2022



**Riders By Licence Type**  
 Total Challenge Members = 21  
 Total KiwiSprocket Members = 7  
 Total Regional Members = 8

### Annex 3: Public User Extrapolations

Description	Data	Notes	Annualised Public Users	11,050
Weekend users (# per hour)	10	Based on observations during working bees	In-season weekend users	3,600
Saturday available hours (in season)	9	10am-7pm	Out of season weekend users	1,320
Sunday available hours (in season)	7	12pm-7pm (due to club day 8-12)	In season evening users	3,240
In season weekends	30	Sept-Mar	Out of Season evening users	880
In season weather adjustment	75%	lose 25% due to poor weather	Pre-schoolers (year round)	2,010
Saturday available hours (out of season)	6	10am-4pm		
Sunday available hours (out of season)	6	10am-4pm		
Out of season weekends	22	Apr-Aug		
Out of season weather adjustment	50%	lose 50% due to poor weather		
<b>After school / evening users</b>				
Weekday users (# per hour)	8	Based on thursday evening observations		
Weekday hours available (in season)	4	3.30pm-7.30pm		
In season available days	135	Assumes 1 evening per week reserved for club training		
Weekday hours available (out of season)	2	3.30pm-5.30pm		
Out of season available days	110			
<b>Pre-schooler users (year round)</b>				
Available hours per day	4	users per hour		
	3	9-12pm		

### Annex 4: 2021/22 Volunteer hours compared to targets

Date - Year-Mon	SUM of Actual Hours	Value of volunteer effort (2021/22)	Target maintenance hours (60/40 split)	Target Working Bee hours (100% volunteer)
2021-Jul	51	\$2,295.00	20	96
2021-Aug	59	\$2,655.00	20	96
2021-Sep	326	\$14,670.00	64	96
2021-Oct	18	\$810.00	64	
2021-Nov	18	\$810.00	64	
2021-Dec	66	\$2,970.00	64	
2022-Jan	255	\$11,475.00	64	96
2022-Feb	98	\$4,410.00	64	
2022-Mar	23.5	\$1,057.50	64	
2022-Apr	19	\$855.00	32	
2022-May	6	\$270.00	20	
2022-Jun	0	\$0.00	20	
<b>Grand Total</b>	<b>939.5</b>	<b>\$42,277.50</b>	<b>540</b>	<b>384</b>



**Respondent No:** 581

**Login:** Admin

**Responded At:** May 13, 2022 13:47:34 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Michael Jack Teka
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered

**Q11. Are there comments you would like to make about the changes to city housing options?**

If I had a whole lot of properties I would find that I also possess a lot of roof space. Chances are that said roofspace will get a substantial amount of solar energy each day. So I bring in a consultant, negotiate with a energy provider, some red tape, initial start up costs, how much time to configure the roofspace into a solar energy farm. - what electricity unused by the building goes back to the local grid, I earn x amount of profit per kilowatt. - small wind turbines on each property can also have a similar income producing effect. - I might get 15 minutes on TV for being a leader in the field of lean consumerism. An effect of 'lean production ', perfected by the Toyota motor corporation. If you can get a copy of the book: the machine that changed the world, you might find much insights into how your methods are actually harming the productivity, logistics, deployment of your operations. We all like to improve our service when we recognize problems. If we can make our process more efficient it will save time money and resources. Thus enabling more economic success. Hence, I urge you to investigate lean production, if you can incorporate it into your business processes I'm certain that it could lead to more advantages. If I had several different housing complexes I would be sure to make one of the flats in each complex into a dairy. A shop. Bread milk and basics. I would not provide alcohol or tobacco products there. I would put self service kiosks in key locations around each complex. Coca cola machines and snack vending machines. I would go to the grim expense of hiring a security firm to have a presence in each of my apartments buildings. I like my tenant to feel safe. I don't know if you people comprehend what a living hell it is to rent this flat here in granville. It really is a hood. Gangs, dealers, a whole lot of frightened innocent bystanders, a small gang of star bellied snitches who masquerade as community room volunteers. Woe be tied anyone who stands up to them. There's this bullying problem here and it is causing me harm. I use nerve pain medication for my brain is aching because the PTSD has become so severe my brain aches. I think it's got a lot to do with the violence I endure every day from some of the community here. I don't want anyone to feel unhappy. I hope that my request for a transfer to another city housing tenancy would remove me from the proximity of these oppressors. I have covered several different things in this email. Time is always against us. We need to quickly identify the priorities before we lose our privileges. We will reap what we sow.

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**Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered

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**Q13. Are there comments you would like to make about the landfill options?**

not answered

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** not answered

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**Q20. Overall, do you support the proposed budget?** not answered

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 582

**Login:** Admin

**Responded At:** May 13, 2022 13:49:26 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Peggy Li
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>For the encroachment licence fees increases by 100% is unacceptable. The reason for this is because we never use the space there and we need to pay for the maintenance. The maintenance includes trimming the tree every year and there is additional cost. I rather council do the maintenance and return the land to council.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 583

**Login:** Admin

**Responded At:** May 13, 2022 13:51:03 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Gail Malinosky
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>1. I consider it a priviledge to have a parking bay and up until now I have been happy to contribute to my 5 sq mtrs of council space. 2. Council offered the current cardeck position because poor road construction had left a sizeable gap. It was cheaper for council to allow a wooden cardeck over the crumbled edge then to fix it. Therefore we are already paying for a forced compromise. 3. To be charged for air and underground space we would expect those spaces be brought up to a good standard ie. removal of trees, rocks and low hanging overhead wires from council land. Our airspace at Doris Gordon is clogged with these. The underground space is compromised by poor sump/road construction and has caused ongoing flooding (see 2018). 4. The timeframe you suggest is unreasonable. Even the worst Wellington landlord doesn't get away with tripling the rent with 6wks notice. In short: I would be amenable to a small increase in the encroachment fee but I feel it is unreasonable to charge for air and ground space.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 584

**Login:** Admin

**Responded At:** May 13, 2022 13:54:05 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Murray Chalmers
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The standard template response prepared by the Wellington Chamber of Commerce follows, which I fully agree with. I find it hard to understand why you would even be considering adding to the financial burden which Wellington businesses are currently struggling under. Do you not understand that many of these businesses are about to go out of business, shops and hospitality establishments are closing for good , and soon there will be no real CBD left drawing people into the city. You need to give them a break. Not make things harder.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 585

**Login:** Admin

**Responded At:** May 13, 2022 13:56:13 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Catherine Kittleberger
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Feedback on the Review of Fee Structure for Road Encroachment Licenses and Leases Interim Fee Increase of 100% to NZD26.33 a. Timing The timing of your proposal for a 100% increase in fees from \$13.33 to \$26.33 effective from July 2022 as an interim measure is unsympathetic and insensitive considering the current economic climate. We are still reeling from the effects of 2 years of Covid 19 which has affected our financial position coupled with the rapid increase in inflation rate hitting close to 7%. b. We just had an increase in Rates The City Council has just increased our Valuation, ergo rates are increasing. That is an additional revenue generation from homeowners. Your hitting us too much for homeownership c. Consideration for a lower rate hike We acknowledge that the Council needs to source out funds to improve the City. However, why does the Council propose a 100% jump in fees as an interim measure. This is even higher than the current inflation rate. Have you considered the impact on affordability? Why not CPI? Option 4 - Preferred for Long Term Plan Under this option the encroachment fee is based on the individual rateable land value of the adjoining property. For a property with a ratable land values \$2000/m2, an annual encroachment fee for a 20m2 road reserve COULD BE \$1200. Comment - preference would be CPI. Anything above CPI is unaffordable and too greedy c. Sec. 62 of Option 4 reads Where this option could lead to substantial and potentially unaffordable fee increase for some which needs to be addressed Comment - • Instead of a "case by case" approach and the consideration of a transition period of 3 to 5 years to allow license holders to adapt to the increase of fees - why not do this approach across the board? • Why assume that everyone can afford when those who can ILL Afford are also on the same boat? • Why not treat everyone fairly?</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 586

**Login:** Admin

**Responded At:** May 13, 2022 14:00:43 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Andrew Harcourt
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Body Corporate No 351901
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

---

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

---

Q20. **Overall, do you support the proposed budget?** not answered

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

**Attachment to the submission from Summit Apartments owners**

Body Corporate No 351901, [REDACTED]

This submission is made on behalf of the owners of apartments in the Summit Apartments building located at [REDACTED]. We are each holders of airspace encroachment leases for the balconies attached to our apartments, and through our interests in the Summit body corporate, are beneficiaries of an airspace encroachment lease for the canopy which covers the public footpath around the perimeter of the building.

We **do not support** the proposed changes to airspace encroachment fees. We believe the Council's consultation document does not adequately justify the proposed 100% fee increase, and question whether the Council has properly applied its own declared principles to the calculation of fees.

We emphasise that this submission pertains *only* to airspace encroachments. We express no view on the proposed changes to other forms of encroachment licence.

In a 10-page consultation paper only three paragraphs on page 9 directly address the proposed increase in airspace encroachment fees. Two (paragraphs 64 and 66) discuss the proposals principally in terms of their potential to generate revenue for the Council.

Paragraph 65 begins with a declaration that "Officers consider that the fee for encroachment leases are[sic] too low". No evidence is provided to support this assumption. The principle from the Local Government Act that improvements in encroached airspace should be treated as rateable land is noted, but the document immediately acknowledges it is highly impractical to apply. Instead the proposal is "to increase the lease fee by 100 percent"—that is, to double the current fees—"to reflect the added property value to the lease holders." This 'added property value' is not defined and no justification is advanced that a 100% increase is reflective of whatever this added value may be.

The Council's principle is that it will "seek to make an economic return from [road reserve] where appropriate"; in addition, supporting materials for this consultation note that "Land value is set by its highest and best use." However, this has to be considered in light of the reality that airspace rights are not fungible, and only the adjacent property can exploit them. The specific airspace rights associated with our balconies, absent our balconies, are economically worthless; if we exited our encroachment leases the revenue the Council could obtain from the underlying rights on the open market would be zero dollars. The fees charged should reflect this lack of competition.

Further, since the encroaching structures are part of the fabric of the building, we do not have the option available to a conventional tenant of terminating the lease rather than accepting a cost increase. The Council is not a commercial landlord but a regulatory authority, and while it may have a "value for ratepayers" obligation, this does not free the Council of its duty to use its regulatory powers and its dominant position in the tenant-landlord relationship responsibly and reasonably.

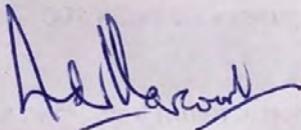
If the Council believes that the airspace encroachments contribute to the value of our rateable property, then it is already receiving a share of that benefit in the form of increased rates revenue. If encroachment fees are supposed to be linked to the value they contribute, then a like amount should be deducted from the rateable value of the property. Otherwise the Council is double-billing.

With regard to our building canopy, we note that its presence is required by WCC consenting processes. Thus the Council is obliging us to build and maintain, at our expense, a structure for which it then charges us rent. Moreover, the apartments above are not the primary beneficiaries of the canopy's existence—instead, it provides a public amenity, in the form of wind and rain protection for the footpath below. This is highlighted by the steady procession of employees from the nearby office buildings who congregate beneath it to smoke, posted 'No Smoking' signs notwithstanding. Although the Summit does benefit indirectly from the improvement to the public realm, once again, the encroachment fees should not be based on an assumption that they reflect a private appropriation of public value as a land-based encroachment might. Presumably the Council would not have required it to be built in the first place if it did not also accept this premise.

In sum, we are of the view that the proposed airspace fee changes are not "appropriate", that they proceed from a desire to extract rents on increased property values rather than calculation of a fair economic return, and that the specific rate of the fee increase is entirely without an evidence base to support it.

We ask that the Council reject the proposed changes to airspace encroachments in their entirety, and direct Council officers to present a revised proposal which appropriately and proportionately justifies any proposed changes.

Signed:



Date: 13 May 2022

**Andrew Gordon Harcourt**

Building Manager: Summit Apartments

Body Corporate Manager: BC 351901



**Respondent No:** 587

**Login:** Admin

**Responded At:** May 13, 2022 14:04:27 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Simon Urquhart-Hay
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Organisation
Q4. <b>Please name your organisation</b>	Body Corporate 386326 136 Oriental Parade
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Consultation on the proposed changes to annual rental fees for road encroachment This is our written submission in response to your invitation to respond to the abovementioned proposal. We write on behalf of our Body Corporate 386326 136 Oriental Parade in response to your letter of 7 April 2022 in which you propose changes to road encroachment annual rental fees, as set out in the Road Encroachment and Sales Policy – 2011 ('Policy'). In addition to our queries below, we are opposed to the proposed rental fee increase for road encroachment. In your letter in which you propose 100% increase in the annual rental fees for road encroachment fees: (i) You refer to the increase being an "interim measure." If it is interim, what are your long-term intentions? Is the increase temporary or are you seeking to amend the Policy's fee strategy, which leads to our second point? (ii) You say you will consider setting the road encroachment fee so that it is "based on the individual rateable land value of the adjoining property in the 2024/33 Long Term Plan." We have not managed to find any other reference to this in the source material you provide in your letter i.e. websites etc. Accordingly, we do not understand what this statement is intended to mean. We have reviewed the Policy and appreciate that it serves to recognise several principles including: (iii) economic return on Council Assets, (iv) a means of minimising general rating increases, and (v) to meet statutory obligations under the Local Government Act. Our opposition to the increase in annual rental fees for road encroachment reflects point (iv) above. Recent, and material, rate increases across Wellington have been underpinned by substantial increases in property valuations. We understand these valuations, along with other assessment factors, must have included the encroaching balconies. Therefore, we suggest that applying an 'additional' rental fee, which the Policy provides for, presents as means for escalating the general rating increases, not minimising it as the Policy seeks to recognise. Moreover, this anomaly in charges applied by the Council, gives rise to a Council asset, as recognised by the Policy, able to be charged for twice. Thank you for the opportunity to raise our queries, and to make our submission. We look forward to your response, and confirmation of receipt of our letter.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 588

**Login:** Admin

**Responded At:** May 13, 2022 14:05:00 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Mandy Godfrey
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I think it is terrible if this goes up as it already seems like we are paying for absolutely nothing as it is. This would be outrageous.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 589

**Login:** Admin

**Responded At:** May 13, 2022 14:10:47 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Chris Ford
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Disabled Persons Assembly NZ
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  See attached	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>

**Disabled Persons** Assembly NZ



April 2022

To Wellington City Council

Please find attached DPA's submission on the Draft Annual Plan 2022/23

**Disabled Persons Assembly NZ**

Contact:

**Chris Ford**



 [dpa.org.nz](http://dpa.org.nz)

# Introduction

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The Disabled Persons Assembly NZ (DPA) is a pan-impairment disabled person's organisation that works to realise an equitable society, where all disabled people (of all impairment types and including women, Māori, Pasifika, young people) are able to direct their own lives. DPA works to improve social indicators for disabled people and for disabled people to be recognised as valued members of society. DPA and its members work with the wider disability community, other DPOs, government agencies, service providers, international disability organisations, and the public by:

- telling our stories and identifying systemic barriers
- developing and advocating for solutions
- celebrating innovation and good practice

## The submission

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DPA welcomes the opportunity to submit on the Wellington City Council Annual Plan 2022-23. We strongly support the proposed Environmental and Accessibility Performance Fund and removing charges for all overdue library books. We make several recommendations on the Council's plan for its social housing stock, and the need for Council to budget for universal design when it comes to infrastructural projects, including the new Khandallah summer pool.

### **Environmental and Accessibility Performance Fund**

DPA welcomes the fact that Council has formally made a proposal in this annual plan to establish an Environmental and Accessibility Performance Fund to support developers in creating universally designed, accessible and environmentally friendly building and housing in the city. We fully support this proposal due to the dire shortage of accessible housing for disabled people in the Wellington region.

### **Removing overdue charges on library books**

DPA welcomes Council's proposal to remove all overdue charges on borrowed books and other resources across all its libraries. We understand that this is in line with similar moves made by other councils around Aotearoa. Removing charges will especially benefit disabled people, given that a substantial number of us live on low incomes and rely on free resources from public libraries.

### **Proposal to create Community Housing Provider (CHIP)**

DPA notes that Council is proposing to establish a Community Housing Provider (CHIP) to operate the Council's social housing service, which would replace City Housing Services (CHS). The Council's case is that establishing a CHIP will enable it to access Income Related Rental Subsidies (IRSS) more easily for tenants who cannot do so at present. We recognise that the current system is both difficult for tenants who often pay more than 25 percent of their income in rent and Council who are making substantial, un-sustainable losses on its housing portfolio.

DPA recommends that if Council opts to create a CHIP to control its housing portfolio, it should do so on the proviso that it does not create the same issues experienced with setting up similar structures in other parts of the country. In Christchurch, for example, the City Council in setting up the Otautahi Community Housing Trust (OHCT) there has done an excellent job in supporting its tenants through establishing wraparound supports and taking a tenant-centric approach. However, two-thirds of OHCT tenants remain ineligible for IRSS subsidies as only new tenants who took up tenancies after the new trust structure was put into place in 2016 are eligible for them.<sup>1</sup> Therefore, DPA recommends that Council continue to lobby Government over making the IRRS subsidy available to all local authorities and that this should be the case regardless of the structures any council uses to provide social housing.

### **Governance**

DPA recommends that tenants should have full democratic representation on any governance bodies established to oversee the either the existing CHS or any new CHIP. Further, DPA recommends that disabled tenants must be appointed to council housing governance roles alongside representatives from other housing

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marginalised groups including Maori, Pasifika, tamariki/youth, older people, women, LGBTI+ and low-income workers/earners.

DPA realises that there will be a need to upskill some people from these groups in governance to enable them to participate in decision making and recommends that there be funding and support made available for this to occur

The affordability of things such as, for example, replacing lost keys and home repairs for council tenants needs reviewing as well, and this should happen regardless of who operates council housing going forward. A Wellington member recounted her experience of supporting two disabled council housing tenants who were charged excessively high fees by CHS for things like repairing an accidentally damaged wall and replacing a set of lost keys, outlays which they are still paying off in instalments from their benefits.

### **Accessible Housing**

Irrespective of whether Council opts for continued direct control or creates a CHIP, the need to create accessible housing must be addressed. DPA has been encouraged through recent engagement between us, the Council's Accessibility Advisory Group (AAG) and Council officers on moves to make more of its social housing stock accessible, using universal design (UD) standards under its Te Kainga programme. Nevertheless, the WCC must increase the rate of its share of UD housing construction over the next year as the current housing shortage in the city continues to have a dire impact on disabled people as every day more of us are added to the social housing wait list.

### **Universal design for proposed infrastructure projects**

DPA sees that there are several community infrastructure projects on the horizon, some of which are part of this annual plan. The proposed upgrade of the Khandallah Summer Pool and other planned projects, for example, must be designed and built to universal design standards, thereby enabling everyone to have access to this and other community facilities.

DPA recommends that Council must include the costs of incorporating universal design as part of all capital project budgets. DPA also recommends that Council

engage in co-design processes around all infrastructure projects by fully involving disabled people, disabled people's organisations (including DPA), the Council's Accessibility Advisory Group (AAG) and other relevant stakeholders in them.

DPA would also like to ask as to whether the WCC has applied to Government for funding from its "Better Off" fund which is available to support councils wishing to upgrade social, recreational, and other essential infrastructure as part of Covid-19 recovery projects. If this has been the case, then we welcome this but if not, then Council should take up this opportunity while it exists.

## **UNCRPD**

The UNCRPD Articles most relevant to our submission are:

- Article 4.3 Involving disabled people and our organisations in decisions that affect us
- Article 9 Accessibility
- Article 19: Living independently and being included in the community
- Article 20: Personal mobility
- Article 30: Participation in cultural life, recreation, leisure and sport

## **New Zealand Disability Strategy 2016-2026:**

- Outcome 5 - Accessibility

## **Wider impact on Disabled People**

DPA believes that if our recommendations around housing, the universal design of projects and the Environmental and Accessibility Performance Fund are all adopted, that they will make positive contributions towards creating the inclusive and

accessible city that disabled Wellingtonians want to live in and visitors feel welcomed to.

## DPA's recommendations

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**Recommendation 1:** DPA recommends that should Council decide to establish a Community Housing Provider (CHIP) that it does so on the proviso that it can access Income Related Rent Subsidy (IRRS) for all its social housing tenants without exception from day one.

**Recommendation 2:** DPA recommends that Council continue to actively lobby Government over making the IRRS available to all local authorities across the country to support their social housing tenants and for this be available regardless of the structures which any council uses to provide social housing through.

**Recommendation 3:** DPA recommends that Council, regardless of the final structure it decides on for social housing, appoint tenant representatives from socially marginalised groups including disabled tenants to any social housing governance entity and provide support for the upskilling of tenant representatives through governance training.

**Recommendation 5:** DPA recommends that all Council infrastructure projects incorporate budget lines for universal design, and that it also applies to the Government's "Better Off" Fund if it has not already done so.

**Recommendation 6:** DPA recommends that Council fully engages in co-design processes around all proposed capital projects with disabled people, disabled people's organisations (including DPA), the Council's Accessibility Advisory Group and other relevant stakeholders.

## Conclusion

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DPA welcomes the WCC's Annual Plan on the proviso that Council adopts our recommendations which aim to build the voices of disabled and other disadvantaged people into housing and infrastructure design decisions and improve the availability and affordability of accessible housing. DPA, through its Regional Policy Advisor/Acting Wellington Kaitiaki, is available to be reached out on the proposals in this plan and other forthcoming council initiatives. We wish to be heard at the upcoming oral hearings regarding this submission.



**Respondent No:** 590

**Login:** Registered

**Responded At:** May 13, 2022 14:21:27 pm

**Last Seen:** May 13, 2022 02:03:10 am

Q1. <b>Full name:</b>	Katherine Hume
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	<p>Hi I am a submitting on one point only which is the increase in Encroachment fees. Thank you for you letter of 7 April and for corresponding to each of us affected directly. We are new ratepayers and Wellington having moved here in late 2020. I am truly appalled by what is proposed here. If your team has made a mistake by not making regular updates to the values of these charges than such a mistake should be rectified over time not transferring the impact of this onto a handful of unsuspecting residents by a doubling of the charges instantly. There is ample opportuniy to phases in the changes over a five or tem year period to align them with the current value. Wellington values are overinflated currently and are unlikely to increase much over the next few years so you have the opportunityto work though this in a fair and equitable manner. Curently most household budgets are very stretched. In terms of basis of charges and whether these should be based on the adjoining individual rateable land value you have not provided enough infomation to make an informed judgement on this. I would have though it ludicrous to charge the same for an outer suburb property per square meter as for inner CBD commercial property and would expect some rigourous analysis at the next stage on these matters.</p>
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 591

**Login:** Registered

**Responded At:** May 13, 2022 14:43:13 pm

**Last Seen:** May 13, 2022 02:30:47 am

- Q1. **Full name:** Stephen Holmes
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

You talk about aligning the increase in the encroachment fees due to to the increase in property/land values over the last couple of years. But this is unrealised value, my income has not gone up with the house/land value, so I do not have extra money to pay for the same encroachment area that I inherited when I bought the property I live in. I did not really have a choice in having to pay for the encroachment licence as the garage was already there and apart from knocking down the half that in on the road reserve what was I supposed to do? If I did decide not to pay the encroachment it would mean there would be more cars on the road causing more problems are access for local service (fire, ambulance etc.) which already have difficulties in some suburbs. Perhaps you would raise some more income by actually ensuring that you get the encroachment fees from people who use the land for parking (which is only supposedly meant to be for access to a park/garage on their own land) but also use the space for parking but do not pay a fee for that use as they should, as I do. What will happen if an encroachment fee is not paid, will you come along a demolish any structures on the land? Also the land my garage partly encroaches onto will NEVER be used for any roading due to the location it is in and therefore this proposed increase seems a little bit like money grabbing and holding ratepayers to ransom. In the 10 years I have paid my fees I have never ever see the council maintain the land, mow or weed, so I do it myself to keep tidy. I would support a continued CPI increased but not a 100% increase in fees as that is totally unreasonable for something we, as ratepayers, can do nothing about. i.e. we are not going to knock down a garage.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 592

**Login:** Registered

**Responded At:** May 13, 2022 14:54:45 pm

**Last Seen:** May 13, 2022 02:39:22 am

- Q1. **Full name:** Sharleen Hannon
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Primarily interested in issue of encroachment payments. Doubling the price at this time is crippling for many with mortgage interest rate hikes and the huge increase in the price of the weekly grocery shop. Attended residents meeting on this issue and it is not clear what the Council is trying to achieve but there is a lot of admin that could be simplified. If you double the price it would be more cost effective for us over a 10 year period to purchase the land but apparently this process needs to be simplified and we'd like to see WCC lobby central government about this as part of the further work you are doing on this. It should be made clear to residents applying for encroachment licences if their licence is likely to be revoked in the future / if a road stopping order wouldn't be approved - surely this can be added as a District Plan layer before people invest in beautifying and building on these spaces. Thank you

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 593

**Login:** Registered

**Responded At:** May 13, 2022 14:57:19 pm

**Last Seen:** May 13, 2022 02:21:52 am

- Q1. **Full name:** John (Jack) Allen McConchie
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

**Q11. Are there comments you would like to make about the changes to city housing options?**

My wife and I believe that Social Housing IS NOT a core, or even peripheral, activity for Council. Social Housing is clearly a national government responsibility both historically and currently. The fact that they have 'dropped the ball' is not a reason for WCC to step into this space. In fact, WCC being involved in Social Housing provides the opportunity for government to avoid their responsibilities. It also masks the significance of this issue in NZ - certainly regarding investment by central government. WCC being involved in Social Housing is counterproductive to good and consistent outcomes regarding Social Housing. We also believe that it is unethical that we pay central government an additional 15% (i.e. the GST) on a portion of our rates bill because they are avoiding appropriate investment in Social Housing. Central government should not be 'rewarded' for poor management and inadequate expenditure in Social Housing. WCC should 'sell off' its Social Housing assets (liabilities), to a not-for-profit manager of Social Housing if this is considered appropriate. The money, both the income from the sale and opportunity cost foregone by the current Council investment in Social Housing, could then be invested in infrastructure development and upgrades. This IS core business of Council that has been severely and continually overlooked in the past. Such an investment would have significantly greater benefit to the community and creating a vibrant city. With rising inflation, and rates bills rising over twice as fast, Social Housing is simply a 'luxury' that we can no longer be afforded. It should be left to those better suited to manage and meet this need. With a growing number of households on fixed incomes, or limited incomes, the continued unreasonable increases in rates, partly to meet the needs and demand for Social Housing is now untenable. WCC should move out of Social Housing and divest itself of its housing stock as quickly as possible. This will allow both rates revenue and staffing to be redirected to areas of core business which have been shown to have been overlooked and received under-investment.

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**Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

**Q13. Are there comments you would like to make about the landfill options?**

Waste to energy is the way of the future and consistent with Wellington being a sustainable and 'green' city. Whether such a facility is Wellington City specific or developed to meet the needs of a wider area should be explored. There are likely to be significant economies of scale for a regional rather than city-based facility.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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**Q17. Increasing encroachment licence fees to better reflect their value** Do not support

---

**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** I oppose the proposed budget

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 594

**Login:** Registered

**Responded At:** May 13, 2022 15:03:00 pm

**Last Seen:** May 13, 2022 02:57:18 am

- Q1. **Full name:** Margaret Wright
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Encroachment licenses doubling in price is not a fair increase for land that holds very little value to anyone apart from those who can use it. The land used for encroachments is very steep and unusable. No one would be paying market rates for 10m2 along a roadside on steep unusable land. It also takes vehicles off parking on the side of the road</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 595

**Login:** Registered

**Responded At:** May 13, 2022 15:04:43 pm

**Last Seen:** May 13, 2022 02:58:25 am

Q1. <b>Full name:</b>	Ansie Setefano
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 596

**Login:** Admin

**Responded At:** May 13, 2022 15:23:59 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Workenesh leleke
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 597

**Login:** Admin

**Responded At:** May 13, 2022 15:24:57 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Sivad Hassan Khalif
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Option C and Community Trust
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 598

**Login:** Admin

**Responded At:** May 13, 2022 15:26:47 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Rhonda Elizabeth Swanson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- Both options (Retain Council's City Housing through increasing rates and borrowing and Establish a Community Housing Provider) appeal If a CHP is form will council be able to offer free wifi and other events and use of community rooms on council social housing sites The eligibility to get into a CHP with IRRS is very different from current council eligibility
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**
- not answered

<b>Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered
<b>Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
<b>Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
<b>Q17. Increasing encroachment licence fees to better reflect their value</b>	not answered
<b>Q18. Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
<b>Q19. Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
<b>Q20. Overall, do you support the proposed budget?</b>	not answered
<b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
<b>Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 599

**Login:** Admin

**Responded At:** May 13, 2022 15:34:18 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Pamela Anne Kovesdi
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

1 - Encroachment fees - a 100% increase is not proportional or reasonable given the current economic climate. People are struggling to pay bills. 2 - The value is achieved in the general rates is the increase is the fee justified 3 - There is no care by WCC. Tree leaves from the outside of the road fall over garages, gutters, into sections which create problems. 4 - Our property was just a bank before the garage was built and owners have paid for fencing to make the encroachment area look better 5 - Pohutukawa trees and other native trees by numbers 17 & 19 Rakau Road have never been trimmed or topped, neighbours have asked WCC for years but no answer. But Oriental Tce have been topped, we all have a legal right to enjoyment of our property no blocked by trees on council land, blocking & light!

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 600

**Login:** Admin

**Responded At:** May 13, 2022 15:34:49 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Rosemary Walker
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 601

**Login:** Admin

**Responded At:** May 13, 2022 15:36:10 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Tote Una Slade
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Overall I support any proposal budget for the betterment and welfare of all concerned. Appreciate very much the City Council Wellington concern for our overall wellbeing. Thank you.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 602

**Login:** Admin

**Responded At:** May 13, 2022 15:37:36 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Sahra Hasson Farah
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Option C and Community Trust
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 603

**Login:** Registered

**Responded At:** May 13, 2022 15:37:39 pm

**Last Seen:** May 13, 2022 02:19:06 am

- Q1. **Full name:** Naveen Boopathy
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Rate payers should not be paying for community housing.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
New ways to get rid of waste like in parts of Europe to recycle and generate energy.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>No to three waters, Big no to encroachment licence fees is it fair that ratepayers are charged more for garages or car pads while there is no safe option to park on the streets, also we are expected to morally fund council housing and we get lumped with more local taxes no thanks.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 604

**Login:** Admin

**Responded At:** May 13, 2022 15:38:34 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Titihia Vakautaki
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Community Trust
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 605

**Login:** Admin

**Responded At:** May 13, 2022 15:40:18 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Selwyn Warren
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I agree in principle to what I have ticked. However it worries me that existing tenants wont have access to IRRS but the anternative is very vague in that there are no proposed ideas to address that issue.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 606

**Login:** Admin

**Responded At:** May 13, 2022 15:41:02 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Muleto Kumelo Eseta
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 607

**Login:** Admin

**Responded At:** May 13, 2022 15:41:50 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Folo Nanai
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 608

**Login:** Admin

**Responded At:** May 13, 2022 15:42:28 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** gregory John French
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 609

**Login:** Registered

**Responded At:** May 13, 2022 15:42:37 pm

**Last Seen:** May 13, 2022 03:26:25 am

Q1. <b>Full name:</b>	Mouhiddin Abati
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	IRRS4ALL
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 610

**Login:** Admin

**Responded At:** May 13, 2022 15:48:31 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** David Richard Broad
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I make a submission in relation to proposed changes to annual rental fees for road encroachment at our property, [redacted] David and Lynette Broad are the sole occupiers of the property. David is [redacted] Firstly, we thank the council for allowing us their land for off street parking for 1 car. The remaining land, which we maintain at our costs, is unusable due to the steepness of the terrain. Lynette is having treatment for [redacted] and I have a number of conditions which include [redacted] which preclude me from doing any gardening or maintenance. We are happy to provide a doctors letters in support of our conditions. Because of [redacted] I have been issued with a [redacted] The single car park on our encroachment is important to myself, particularly as it gives me easier access to our house and, as a bonus, it keeps our car off of the road which is a nightmare for buses to navigate. Because of our disabilities we are unable ourselves to comply with the WCC license agreement, reference 10218-RES, section 3, and subsection 3.1, and have had to employ, and pay, contractors to keep the land and improvements in good order. We have employed contractors now for tghe last 4 years at our cost. We are pensioners with our main income from NZ super. if you go ahead with a 100% increase in fee structure, we will have to reconsider continuing agreement with council. If you thin kan oral submission would help us in any way, we would be happy to meet with you.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 611

**Login:** Admin

**Responded At:** May 13, 2022 15:59:33 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Charles William Bremner Wood
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Community Trust
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I currently pay encroachment fees to enable my access to off-street vehicle parking (Part of my garage occupies a small area of road reserve) This enables me to park my vehicle off the road. Our street (Volga Street) is becoming increasingly congested with vehicles (Mainly cars), parking on both sides of the road. There is no charge for these parked vehicles. This seems to be contradictory - meaning if I don't have off-street parking, but parked on the road, I wouldn't need the garage and wouldn't need to pay for the encroachment. WCC should be encouraging off street parking, rather than increasing its cost, to us. Why not charge people for parking on our street, which is also WCC property?

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 612

**Login:** Registered

**Responded At:** May 13, 2022 16:03:49 pm

**Last Seen:** May 13, 2022 03:54:14 am

- Q1. **Full name:** Laurice Gilbert
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I am distressed about the proposed doubling of encroachment fees. For over 40 years I have landscaped and maintained a road reserve in front of our house and that of our neighbours. From a wasteland of fennel and blackberry I have developed a beautiful piece of native bush that now has resident native birds. My husband has retained the area and paved public access between the two houses and the reserve, at our own expense, and now my you want to double the cost of our use of the air space (our garage is on stilts) after we have invested much time, energy and money in the reserve. This is Wellington. We can't be the only ones who have done this in order to get our cars off the road and beautify our surroundings.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 613

**Login:** Registered

**Responded At:** May 13, 2022 16:10:46 pm

**Last Seen:** May 13, 2022 04:05:22 am

- Q1. **Full name:** Jane Alexandra Thomassen
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Please refer to my attached letter regarding proposed changes to encroachment fees

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

Jane & Remy Thomassen

13 May 2022

Dear [REDACTED]

### **Consultation on the proposed changes to annual rental fees for road encroachment**

Thank you for your letter dated 7 April 2022. Outlined below is our response to the proposals on the above topic. Please note, I would like to speak to my submission, if I am available at the time.

#### **Background to my Submission**

The Council's Encroachment policy's introductory statement says "Wellington's topography is unique with steep hills and little flat land. Its street layout was largely derived from English town planning processes. Often it did not take the steepness of the land into account. As a result, the formed roads are often much narrower than the width of the land legally designated as road"

This statement recognises that for most of the resulting road reserve, there are few if any practical uses for such land. Fortunately the policy does recognise that there are potential land uses that could benefit the adjacent properties without being to the detriment of public access and use of that land. These uses include:

- provide vehicle or pedestrian access to a property
- enhance outdoor living, recreation, private or public amenity values
- improve public safety and street use – for example provide off-street parking
- improve security

At the time that we built our property, it was a requirement of the consents we needed to provide off street parking. Due to the topography around our house this necessitated building car decks, stairways and driveways which had to encroach across the road reserve. Consequently we are now in possession of an encroachment licence.

In addition we were required to implement a landscaping plan at our own cost for the road reserve adjacent to these encroachment. This plan resulted in a beautified neighbourhood as it replaced the overgrown bank of noxious plants.

We have already gone to significant expense to meet Council requirements, with the result of improving the feel of the neighbourhood, while adding to the Wellington housing stock and minimising the number of cars already parked on Wellington's narrow streets.

#### The Proposal

In response to the specific proposals, outlined in your letter dated 7 April, I would note the following:

- *increase the annual fee for a road encroachment licence from \$13.33/m<sup>2</sup> to \$26.66/m<sup>2</sup> (excluding GST) from 1 July 2022 as an interim measure to support the management of general rate increase.*

I have been unable to find anywhere on the Council's website that explains how the current fee per square metre is derived. It is therefore hard to comment on this proposal, beyond that a 100% fee increase without any real explanation seems to be excessive, particularly given even the talk of rising inflation rates hasn't yet reach double digits.

For reasons outlined later, I also do not believe this should be an interim measure. Having a fixed rate of fee that is kept affordable could actually benefit the Council though having more encroachment licences for further offstreet parking and the like which would have further flow-on benefits to the Council and the public.

I would also like to note that your website states that the current fee is \$15.33/m<sup>2</sup> and not \$13.33m<sup>2</sup> as stated in your letter.

I appreciate that the Council has significant cost constraints, and that current fees may be low and requiring review. However, I cannot see how that justifies

- *increase the lease fee for the airspace and subsoil encroachments by 100 percent from 1 July 2022 to reflect the added property value to the lease holders.*

I have no idea what fees are currently paid for airspace and subsoil encroachment as both your letter and website are silent on the matter. I can only reiterate that a 100% increase appears excessive, and add that such fees feel like double dipping (does Council not benefit from the additional rates derived from a higher valued property?)

- *consider setting the road encroachment fee based on the individual rateable land value of the adjoining property in the 2024/33 Long Term Plan.*

I do not support this approach.

Assuming that the pictures in the encroachment policy are reflective of the majority of encroachments in Wellington, it would appear that our situation is not unique, and approved encroachments most often will be of added value to the adjacent property.

However, that does not mean that the road encroachment fee should be based on the individual rateable land value of the adjoining property for the following reasons:

- While there have been significant increases in land values, there needs to be recognition (in line with statements in the Encroachment policy) that road reserve has no useable value to the Council. It is more likely to be an expense particularly where it requires vegetation and pest control
- The benefit to adjoining property of the encroachment will be factored into the building component of the property's rateable value through the benefit of the appurtenant

structures. To value this land for the encroachment fee calculation would be double dipping on land that is otherwise a 'dead asset'.

Regards

Jane Thomassen



**Respondent No:** 614

**Login:** Registered

**Responded At:** May 13, 2022 16:21:45 pm

**Last Seen:** May 13, 2022 02:59:40 am

Q1. <b>Full name:</b>	Caroline Doust
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Social housing managed by the council connects the tenants to the community in which they live. Councils should lobby government to increase central funding contributions to social Housing whilst maintaining responsibility for their tenants. My concern with moving to a community housing provider is that the social housing provider will be in a weaker situation when dealing with government than the Wellington city Council would be. Thus advocacy for Wellington's social housing tenants would be weakened. Having lived in Australia where independent social housing providers are largely absorbed into geographically diverse mega organizations such as the Salvation Army the result is a lack of connection of tenants to the local community. I am concerned that changing governments will pursue a similar course of action for social housing providers not tied to their council.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)

Q13. Are there comments you would like to make about the landfill options?

not answered

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Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints Support

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Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings. Neutral don't know

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Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington. Neutral don't know

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Q17. Increasing encroachment licence fees to better reflect their value Do not support

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Q18. Additional funding for a full upgrade to Khandallah summer pool Support

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Q19. Removal of all library charges to remove barriers to accessing council libraries Support

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Q20. Overall, do you support the proposed budget? Neutral

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Road Reserves Encroachment Fee Setting This response pertains to the question of fair value payment for road reserve encroachments. What is fair should be based on context and what is provided. As I will show below the proposed increases are anything but fair value increases and should be abandoned for a CPI based annual increase. I will reference my personal situation in what follows as an example but the argument is general. As far as I can tell, paying for a road reserve encroachment in no way limits the councils right to resume the road reserve at any time without compensation. It is not a lease, we have no rights as renters to keep the landlord (council) out. We cannot develop the land or build on it, any improvements would be subject to confiscations without compensation. In our case, the land concerned is so small that alternative uses of the land are all but non-existent given that it must provide our transit in any case. The agreement to pay for use of the encroachment is a commercial agreement with the Council and as such is quite unlike the councils legislative right to levy rates. Like any commercial agreement if one party changes the terms of the agreement the other party can withdraw. We only entered in to it because of council urging that it was a way to recognize we managed some of that excess road reserve. The fee charged was commensurate with the additional small certainty of use provided. A massive increase in fees would cause us to reconsider that decision. In our view reasonable fee increases would only reflect cpi. The council cannot force land holders to take up an encroachment on their adjacent road reserve. Nor can they force existing holders to maintain it whatever fees they wish to change. Therefore unless the council wishes to spend enormous rate payer funds redeveloping all the road reserves their capacity to generate income from it is limited to the willingness of the adjacent landholders to voluntarily pay an encroachment fee. Enormously increasing fees (doubling and then redoubling as proposed) would obviously strain that willingness and may well result in reduced income overall, as those for whom the encroachment is not crucial withdraw. If subsequently the council was to try to explicitly limit the use of the encroachment to the legal minimum then the council would need to maintain the encroachment as the free labour and resources provided by the adjacent landholders would no longer be available. Not to mention the ill will this would create with ratepayers. To assess a fair value for an encroachment fee it is useful to look at the history of road reserve encroachments. They exist to allow the council to expand the road in the future with no impediment to doing so. They were excised from the lots sold to home owners for this purpose. Thus the original council decision disadvantaged the original land purchasers in order to support council planning. In tacit recognition of that, any excess land beyond the existing needs of the road reserve was left in de-facto custody of the original owners. They treated it as their own maintaining it no cost to the council whilst understanding that it could at any time be resumed thus precluding any substantial development of the land. This arrangement mitigated the disadvantage that the council had imposed on the original landholders. It also meant that typically the road reserve land was cared for at no cost to the council until it was resumed to expand the road. It is arguable that, after more than 1/2 a century, by not using the road reserve for its intended purpose the council has forfeited its moral right to continue to hold onto that land. Once the council realized it would not be expanding the road it should have returned the excised excess road reserve to the lot holder as it has done in other cases. Indeed 13a mairangi road was obtained by the original owner of 13 mairangi rd in exactly that way. The council abandoned plans to build (a road?) on land at right angles to 13 mairangi and divided the land between the adjacent landholders. This resulted in a rate income for the council but at an unimproved land rate as the land was too small to build on. Similarly a small abandoned lot was added to 11c recently, again generating additional unimproved land rate income for the council. When the land was sold to us no mention was made that more than was expected of the land was road reserve. There was no obvious way to determine that the property line was so far from the road from the lot diagrams. I suspect that was also the case in previous sales. In our case we only became aware of the excess road reserve when our neighbour discovered it when they went to further develop the access to their land. Presumably many, or perhaps most, landholders with an extended road reserve are also unaware and do not hold an encroachment. As a result it seems encroachment fees are only paid by an ad-hoc subset of those people with an extended road reserve. Given the effectively voluntary nature of encroachment agreements, the council may do better by codifying and enhancing the rights of encroachment holders and publicising to ratepayers the benefits of holding an encroachment on excess road reserve in front of their property to those who do not do so. By so doing the council can increase its revenue by increasing the number of people with encroachment agreements rather than by unfairly targeting and driving away the subset that already have them. Alternatively, If the council wishes to charge the equivalent of rates for those excess road reserves, it should surrender them to the landholders that transit through them as it has in the cases above. Otherwise the charge would be incommensurate to the service provided.

**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

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not answered



**Respondent No:** 615

**Login:** Registered

**Responded At:** May 13, 2022 16:43:49 pm

**Last Seen:** May 13, 2022 04:36:44 am

Q1. **Full name:** Jane Elizabeth Needham

Q2. **Phone number:** [REDACTED]

Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual

Q4. **Please name your organisation** not answered

Q5. **Are you a City Housing tenant?** No

Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Doubling of Road encroachment is a massive amount especially given proposed rates increases. Suggest increase by 10% per year. Make it easier for rate payers to buy Road encroachments. Increase likely to lead to people pulling down fences etc to remove encroachments, the Council could potentially lose revenue.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 616

**Login:** Registered

**Responded At:** May 13, 2022 17:37:50 pm

**Last Seen:** May 13, 2022 05:19:04 am

- Q1. **Full name:** Noeline Merle Holt
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- Affordable and good architectural design, look at building around a public square for socialising, on public transport routes, mix age groups and ethnicities. No sprawl, plenty of open spaces. More inner city people friendly apartments with access to parks at the end of every street, dog walking spaces and
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**
- More reuse and recycle. More education to encourage, normalise.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

ENCROACHMENT FEE INCREASE ON PARKING CARS ON PRIVATELY OWNED CARDECKS/GARAGES ON COUNCIL OWNED LAND The proposed 100% encroachment fee is usurious and unfair, reasons behind this proposal are illogical reasons as follows: 1. Cost benefit to council of parking on car decks and garages built over council owned land: If you look at Maida Vale Road you will note very costly and continuing work on retaining walls to shore up the road. However the areas that do not require this work are underneath the car decks and garages. The Council saves on not having to maintain/retain these areas. 1.1. The numbers of card decks or garages on Council land is very low and the return on any increases minimal. There better ways for the Council to fill its' coffers. For example It would be more financially prudent to encourage more people to build cardecks and garages on council land (banks most often), thus reducing the cost burden of retaining walls to shore up the roads. No financial outlay to Council except for various consents (which the homeowner will pay for anyway). 2. Intention to encourage people to switch to electric cars defeated: Slow charging, 8-12 hours, with occasional fast charges is the essential balance for battery health and life management. We have a plug for our EV on the deck, which is connected to our power supply. EV car owners who have to park on the street cannot instal a charger and connect it to their power supply. There are a myriad of reasons that trying to do this would be impractical and costly even if a solution was possible. This would mean retaining either hybrid or petrol driven vehicles. Getting cars off the streets for this purpose should be a factor. 3. Refer to <https://www.stuff.co.nz/dominion-post/wellington/128508903/car-theft-up-by-nearly-75-in-hutt-valley-while-rates-double-across-wellington>: The article includes advice to people not to park on the street to prevent theft of vehicles. It goes onto to suggest that drivers should find a well-lit street. This is not a solution as a well-lit street is not a deterrent. That well-lit street could be several streets away from my experience. Further it becomes a safety issue, I have personal experience of being attacked when my deck was inaccessible due to road repairs and I had to park my car elsewhere. I did not report it. Cars are much less likely to be broken into if parked on a deck off the road, I speak from experience having lived at my address for 36 years. As a woman alone all of the above is significant. Ironically it was only a few years ago that the council was encouraging people to find ways to park their cars off the street. 4. There is no commercial benefit to the owner of an encroachment for the purpose of parking a vehicle: I do not earn a living from it. 5. This land should not be linked to property values where the land is usable. Note above again the cost benefit to the Council of individuals maintaining/protecting the land, a major cost saving measure that should not be overlooked, 6. The land that my car deck is built over is actually an unusable bank, which as noted above (1) the council does not (and never has) have to maintain. Most car decks or garages on council land are built over unusable banks. 7. With cars parked on Maida Vale Road, a fire appliance is unlikely to be able to get down the road. There is no passing when driving up or down the street when all parks are occupied. This means a car has to reverse up or down the street for a considerable distance until they can reverse into an unoccupied space - where there is a cardeck or garage. 8. Getting people out of cars and using public transport is many decades away and even then it will not be possible in every location. Therefore streets like Maida Vale Road will remain challenged in the long term unless more encouragement and incentives are given to park off the street.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 617

**Login:** Registered

**Responded At:** May 13, 2022 17:42:08 pm

**Last Seen:** May 13, 2022 04:38:18 am

- Q1. **Full name:** Dennis Walton
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Central government should be the provider of all social housing not ratepayers
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

Submission from Dennis Walton

### Re Encroachment licence proposed rental increase

A 100% increase in in the encroachment license fee is unjustifiable. No argument is given for this arbitrary increase except to say land values have significantly increased in the past ten years. How the council can equate the increase in freehold land values to leasehold encroachment land value is like comparing apples with oranges.

Encroachment land is unique in that it is land that usually has little use thus value to anyone (including the council!) other than adjoining landowners, and therefore the comparison to the increase in freehold land values is entirely irrelevant.

In most cases it could be argued that encroachment holders are doing a public good. If the land was not being used by the licence holder it may require the council to maintain it, fence it etc which would add significantly to council costs. And removing vehicles from the side of narrow roads is another benefit to the community.

An additional amount of income is received by the council from encroachment licenses annually from the annual rates increase. Freehold properties are on valued on comparable sales of similar properties, which in turn sell for what their amenity value is to the purchaser. A carpark even on council land is going to add value to the property and thus be reflected in the sale price. So the council is already reaping considerably more than just the annual fee for its encroachment licences.

Currently the rates on my freehold land is \$10.38.M2 per annum compared to \$13.33 per M2 currently being charged for the encroachment land. The council on that basis should be looking at **reducing** the encroachment fees not **increasing** them! And while rates and an encroachment fees for the use of land are not the same thing the above shows the council is getting more than an adequate return for the use of resources.

The council should be looking at ways to reduce costs to the ratepayers, not ways to extort more money out of them.



**Respondent No:** 618

**Login:** Registered

**Responded At:** May 13, 2022 18:23:43 pm

**Last Seen:** May 13, 2022 05:41:19 am

- Q1. **Full name:** Peter Hooper
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- My concern focuses on the Council's ongoing relationship to what is formed. First, If the council goes to a CHP what does the council intend to support tenant wellbeing through community connection and social care? Second, how does the council intend to look after its tenants who are not eligible for Govt assistance ie IRRS? Third, has the council looked into the over 65 's on super as a group and how their needs are being met? This group I believe are especially important because rent levels are so high now, the NZSuper income is not able to provide a save future for them as citizens of NZ.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

The choice made here does leave open the development of other ways to treat waste disposal, there is no intention to pick one path and block others.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

---

**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

---

**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

---

**Q17. Increasing encroachment licence fees to better reflect their value** Support

---

**Q18. Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

---

**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

---

**Q20. Overall, do you support the proposed budget?** I support the proposed budget

---

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Examine tax pathways which allow ownership and control of assets and resources to be included in a universal tax strategy, where income gained from employee taxation is not put under unrealistic strain.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 619

**Login:** Registered

**Responded At:** May 13, 2022 19:43:19 pm

**Last Seen:** May 13, 2022 07:17:21 am

- Q1. **Full name:** Tsehay Selemon
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** not answered
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 620

**Login:** Registered

**Responded At:** May 13, 2022 22:16:20 pm

**Last Seen:** May 13, 2022 10:07:52 am

- Q1. **Full name:** Polly Griffiths
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Waste Free Welly
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

We agree that Option 1: The piggy back option is the most practical choice in the current operating environment. We acknowledge that maintaining some landfill capacity in the city is a necessary part of the transition to Circular Economy. Landfill is a last resort We fully support Council's intention to enable a major reduction in waste to landfill in line with the WMMP, Te Atakura and the transition to a circular economy. However we understand that there will be a need for a safe, effective and affordable disposal option for the foreseeable future. We agree that there is uncertainty in the current operating environment however it is very clear that the general direction of travel is towards a zero waste, zero carbon circular

economy. Maintaining the ability to landfill a steadily decreasing amount of material is a transition step towards a truly zero waste circular economy. Create an absolute cap to drive behaviour change The 'piggyback' option places a cap on the total void space available for disposing of the city's waste. We urge the council to treat this cap as an absolute limit for the long term disposal of waste in the city. This will drive policy and decision making for Wellington to make the landfill void space last as long as possible through ambitious waste minimisation action. This will maintain the asset value of the void space that is created once a resource consent for the piggyback option is secured. User pays model for disposal We agree that a user pays model for rubbish disposal is the most appropriate approach as it is in line with the polluter pays principle. We also agree that a new model for funding and financing investment and opex costs is required so that the Council is able to take a proactive approach to working towards zero waste. It is critical that landfill pricing supports the council's goal of incentivising resource recovery and waste reduction strategies. OPTION 2. Waste-to-Energy Incineration(WTEI) We agree that the WTEI option would take Wellington in the wrong direction. In our opinion this is the worst of the three options. Incinerators work against efforts to minimise waste and design waste out of the system. They are not green, sustainable, safe or renewable. Incinerators are disposal technologies Incinerators destroy valuable, renewable and non-renewable resources. Governments, businesses and communities everywhere are looking for ways to encourage people to reduce, reuse, repair, refurbish, compost and recycle the things we use so we can conserve resources. Incineration works directly against these efforts. Incinerators and landfills are both disposal technologies which sit at the very bottom of the waste hierarchy. If you have an incinerator, you still need a landfill to take the toxic ash and other residue. Burning rubbish makes the quantity smaller but concentrates toxicity in the ash. Incinerators are capital intensive and require consistent feedstock to remain viable and functional. A long term contract to supply rubbish to feed the incinerator would be part of the deal so Wellington City would be locked into continuing to supply large volumes of rubbish to "feed the beast". Incinerator proposals usually involve importing rubbish from other regions to make them viable. This would result in additional impacts on the local communities from truck movements. The failure to provide adequate and appropriate feedstock not only impacts on the ability of the plant to run, it can also dramatically impact on the concentrations of toxic emissions. Incinerators emit CO2 Incinerators burn organics like wood, paper, cardboard and materials made from fossil fuels like plastics. They emit large amounts of CO2. The Intergovernmental Panel on Climate Change reports that each tonne of waste burnt produces up to 1.2 tonnes of carbon dioxide. Creating electricity by burning mixed rubbish relies on burning renewable and non renewable resources. One of the largest sources of greenhouse gas emissions from landfills is methane from organic materials like food scraps. Diverting organics from landfill is now a major priority for both Government and Council. Organic material provides feedstock for making compost and can be returned to soil to support food production. As we get more organic and food waste out of landfill, the incinerator would mainly be burning plastics (which are made from fossil fuels) and will have a far bigger long-term carbon footprint compared to the landfill extension. Incinerators increase the carbon intensity of the grid We have read the background documents and do not agree with the reasoning behind the argument that electricity produced by burning rubbish can somehow be 'offset' against emissions from the national grid. There does not seem to be any commitment to pay for, or create, any sort of offset activity eg. planting programmes on or offshore. The argument seems to be that the electricity generated from an incinerator would substitute for existing fossil fuel based power generation capacity, when in reality it would simply be adding to the overall grid electricity supply. Demand for electricity is increasing as we decarbonise transport and heating systems. Investing in an Incinerator that burns fossil fuel derived plastic to produce a small amount of electricity is a poor outcome. NZ's electricity generation is already around 85% renewable. Generating electricity through incineration will increase the carbon intensity of the grid rather than decrease it. Investing directly in renewable energy supply options would give a far better return on investment. Health and environmental risks and impacts Despite improvements in pollution controls, incineration still produces cancer-causing emissions such as heavy metals, dioxins and furans. Living near an incinerator has been linked to health effects including infertility in men, premature births and non-hodgkin's lymphoma. OPTION 3 No residual Waste Facility in Wellington City We agree that shipping rubbish out of Wellington to landfills in other regions is a poor choice for practical, moral, behaviour change and carbon outcomes reasons. On the face of it, closing the landfill altogether might seem like the most ambitious option to signal that we want to get on with reducing waste at source. However, the transition to zero waste and a circular economy will take time and investment. The current landfill consent ends in 2026. The sludge minimisation facility, which will unlock Wellington's ability to reduce waste being disposed of in landfill, won't be completed until 2026. All the rubbish Wellington produces would have to be trucked to another landfill in the region. This would create more emissions, and make our waste problem another community's problem. It also means in the event of a natural disaster, we won't have the option for safe disposal that a landfill provides. Sending waste away to another place could also mean that there is no hard incentive to reduce waste, as there is no time or void space limits to the waste disposal option. We think that the piggyback extension to the landfill, with a

very clear commitment to this being the absolute cap for long term waste disposal, will be the best driver for waste minimisation while avoiding the perverse outcomes of closing the landfill too soon.

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Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 621

**Login:** Registered

**Responded At:** May 13, 2022 23:14:56 pm

**Last Seen:** May 13, 2022 11:04:22 am

- Q1. **Full name:** Tigist Cherenet
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 622

**Login:** Registered

**Responded At:** May 13, 2022 23:22:50 pm

**Last Seen:** May 13, 2022 11:20:37 am

Q1. <b>Full name:</b>	Sarah Burgess
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 623

**Login:** Registered

**Responded At:** May 14, 2022 07:27:36 am

**Last Seen:** May 13, 2022 19:04:03 pm

- Q1. **Full name:** Ruby Miller-Kopelov
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
A decision to piggyback the existing landfill absolutely must come paired with solid commitments for real waste minimisation. I welcome the plans to have sludge processed at Moa Pt so there won't be any requirement for a certain amount of landfill. I would also love to see kerbside compost/greenwaste/food waste pickup to keep this out of landfill.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 624

**Login:** Registered

**Responded At:** May 14, 2022 09:29:25 am

**Last Seen:** May 13, 2022 21:16:48 pm

- Q1. **Full name:** Owen Lynch
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
<p data-bbox="146 907 1439 996"><b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 1008 1439 1220">I am against the encroachment fee hike. I have a garage on road reserve and currently pay the fee. When we bought our property we had the option to also purchase the encroached area but I could not afford to at the time. I wish I did - that option was unilaterally removed and now we are at the mercy of a council that thinks a 100% fee increase is acceptable. It is not and will cause me financial hardship. If it must go up then let it go up incrementally to allow people to adjust to the extra expense.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 625

**Login:** Registered

**Responded At:** May 14, 2022 09:59:09 am

**Last Seen:** May 13, 2022 21:55:33 pm

- Q1. **Full name:** David Montgomerie
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
You also need to make recycling easier in the Central city.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 626

**Login:** Registered

**Responded At:** May 14, 2022 10:00:45 am

**Last Seen:** May 13, 2022 21:20:35 pm

- Q1. **Full name:** Carol Comber
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- 1) I am unclear about how the CHP model will affect future tenants on the waiting list, who do not qualify for the IRRS. Will those on the waiting list who qualify for the IRRS have priority over those who do not? 2) It is good to know that existing tenants have secure tenure. 3) The 70% of market rent model is no longer workable. WCC would need to work with the CHP and the Government to bring tenant rents back to an affordable level. 4) Each year WCC increases the rates well beyond the rate of inflation. The extra rates top-up to keep City Housing afloat would aggravate the rates increases, and would adversely impact low-income ratepayers. 5) Thank you to officers for their work with MSD to understand the duplication across the MSD and City Housing waiting lists. 6) City Housing runs a lot of social activities for tenants, it would be great if the CHP could continue this mahi, Matariki and Christmas events etc.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

Q13. Are there comments you would like to make about the landfill options?

not answered

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Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints Support

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Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings. Do not support

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Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington. Do not support

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Q17. Increasing encroachment licence fees to better reflect their value Support

---

Q18. Additional funding for a full upgrade to Khandallah summer pool Support

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Q19. Removal of all library charges to remove barriers to accessing council libraries Support

---

Q20. Overall, do you support the proposed budget? Neutral

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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

not answered

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Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23) not answered

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**Respondent No:** 627

**Login:** Registered

**Responded At:** May 14, 2022 11:06:12 am

**Last Seen:** May 13, 2022 22:46:47 pm

Q1. **Full name:** Chai Ting, Low

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual

Q4. **Please name your organisation** not answered

Q5. **Are you a City Housing tenant?** Yes

Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

My concern is with any change, it has to be better and helping us current tenants with a secured and continuing tenancy at affordable rents and properly maintained by the whoever the provider is. Times are bad with uncertainty due to the covid pandemic, things are so expensive and unaffordable and loss of jobs.

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 628

**Login:** Registered

**Responded At:** May 14, 2022 12:06:45 pm

**Last Seen:** May 13, 2022 23:50:39 pm

- Q1. **Full name:** Melissa Perks
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>In regard to encroachment fees it is fair that Council do charge some fee to the landuser but these should not be directly considered as economic return as has been outlined in the plan and in communication to those who currently pay fees. Many encroachments have been established for garages. Taking cars off Wellingtons narrow windy streets makes them safer and less congested. Where encroachment fees are paid these are normally for spaces that remain surrounded by road reserve. In our experience Council invests nothing in maintaining the road reserve or indeed improving it through native plantings and such. To have some base level fee agreed at the time of each encroachment at establishment is OK. If Council were to fix that agreed fee to CPI that would make sense but to increase the fee by 100% in a single year is unfair and is in effect misuse of the necessary monopoly that Council enjoys in this matter. Our home is a town house built in 2003, perhaps an early mover in Karori, now Council is both encouraging such development but at the same time proposing this increase to fees which will dissuade development of such opportunities, and Council will be going against its own very sensible initiatives to intensify housing and build a more sustainable city for us all.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 629

**Login:** Registered

**Responded At:** May 14, 2022 12:38:24 pm

**Last Seen:** May 13, 2022 23:51:56 pm

- Q1. **Full name:** Michelle Thomas
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 630

**Login:** Registered

**Responded At:** May 14, 2022 12:44:40 pm

**Last Seen:** May 14, 2022 00:17:02 am

- Q1. **Full name:** Jonathan Paul Kapoor
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Neutral don't know

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Neutral don't know

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Thank you for the opportunity to submit. I believe the proposal to double encroachment fees is problematic for a couple of reasons, risks creating unintended consequences, and will ultimately be detrimental to the council's objectives as explained below. 1. We currently derive little value from the encroachment land at the front of our property. We have maintained the lawns and gardens at our expense. Should the fee double, we will likely remove the current fence, and the council will go from receiving \$786.94 per year to \$0. We aren't alone in this thinking, with neighbours in a similar position. 3. As a result, the cost of maintaining the strip of land in front of our property - now as an un-fenced, sunken berm alongside a paved footpath - will fall to the council. This means council will incur not only a drop in revenue, but also an increase in cost. 4. With home owners like us removing fences along Middleton Road to avoid encroachment fees, pedestrians will be at risk of falling into properties like ours where there is a steep drop - and sometimes even a retaining wall - where the public footpath meets the encroachment. I understand the land associated with the encroachment fees is an asset for the council, and given increases in property prices, the council seeks an economic return on this land. But the reality is that our current use of the encroachment is discretionary, and therefore price-sensitive. Homeowners like us who decide to remove fences, effectively giving up exclusive use of the encroachment land, will result in increased cost and risk to the council. A better solution is to distribute the planned encroachment fee revenue across all rate payers. Kind regards, Jonathan Kapoor [REDACTED]

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered



**Respondent No:** 631

**Login:** Registered

**Responded At:** May 14, 2022 12:52:55 pm

**Last Seen:** May 14, 2022 00:36:09 am

- Q1. **Full name:** Joanna Lambert
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I oppose the increase of encroachment fees on the basis that they are an excessive increase and an unjustifiable charge for land which is completely unusable by the Council - this is simply a money making exercise for the Council, preying on people who already pay their rates which are excessive. The Council's decision to increase fees by 100% is punitive and should be scaled over a period of years, if at all. It is not the fault of the home owner that the Council has not made any adjustments for the last 10 years. The Council does nothing to maintain the land or keep it in good order and has no use for it. The Council should also take account of the rising cost of living and 7% inflation, which is placing enormous pressure on home owners to meet living costs. Increasing the encroachment will reduce the disposable income of all affected people, resulting in additional economic hardship, and less money being spent in the city to support local business. The increase in interest rates benefits the Council in terms of income earned, but not its rate payers.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 632

**Login:** Registered

**Responded At:** May 14, 2022 12:58:11 pm

**Last Seen:** May 14, 2022 00:31:50 am

Q1. <b>Full name:</b>	Paul Smith
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Let's talk about encroachments. Doubling the fee is ridiculous. You say it is "the right approach to ensure we are getting fair value from our assets." I suspect everyone with an encroachment, including myself, will strongly disagree. You seem to be treating the encroachment as a commercial engagement. This marginal land is useless to you. It will never be used as part of the roadway. In my case (as is typical of Wellington), much of it it is a near-vertical bank planted with natives that we maintain. For our benefit, we use a portion of it as a driveway (that we also maintain). Perhaps you'd like the take responsibility back for maintaining this land and access to our home?. There are no other people who would want to lease this land, so you have a total monopoly on all encroachments. If you want to raise the fee to whatever you decide the only party interested in the encroachment has to "take it or leave it". Rates are calculated based on the value of the dwelling and land. That has some social fairness, as those with more land value pay more. Rates increases (always an increase, never a decrease) are also costed based on planned spending. That's not how encroachments work and I see no costing of how you've come up with a very convenient round number increase of 100%. Encroachment fees make no allowance for the relative value of the encroachment land (whether it is actually of any use to anyone, or likely to be of value to the Council for future roading development) or the value of the land it is attached to. That is utterly unfair. As a homeowner in Karori, I would be likely to pay more to lease my encroachment land. I'd be happy to do that if you created a fair system that meant those less able to pay would see a lower fee. I an totally against the proposal (decision?) to apply a massive one-size-fits-all 100% fee increase. As a home-owner, I will add the encroachment fee increase onto the already significant rates increase. This is a sneaky backdoor way to grab more money from us without having it part of the headline rates increase you get so much push-back on. That doesn't sit well with me. It's not an honest and transparent approach. It's not becoming of an elected body. You say the fee hasn't increased in many years. In that time, why not - and why now? The cynic might say you never previously saw it as a tool to bolster the Council coffers, until you find yourselves with a shortfall through years of underinvestment in many areas of core infrastructure. Obviously I am totally against this fee increase. I am not dismissive of a fee increase, but it needs to be transparent and fair. This is neither. Your sneaky arrogant approach makes me quite angry.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 633

**Login:** Registered

**Responded At:** May 14, 2022 13:31:46 pm

**Last Seen:** May 14, 2022 01:25:35 am

- Q1. **Full name:** Grant Joseph Fletcher
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

Thank you for the opportunity to submit on your proposal to double the encroachment fees under the FY2022/23 Annual Plan.

We wish to object to the proposal as highlighted in your letter of 7 April 2022 on grounds of proportionality, mutual recognition of benefits, administrative overhead and impact on individual encroachment holders.

### **Disproportionate Rise**

The proposed doubling of the encroachment fee from 1 July for the remainder of the current LTP period and subsequent proposed adoption of a renewed approach to setting encroachments are disproportionate. They are well beyond any raise that could be reasonably expected, either if the increase is considered as a “fee for service” or part of the Council’s extended rating base.

As use of an encroachment is described as a “fee,” any increase in fee beyond the CPI rate increase with no commensurate increase in service from the provider would be considered unjustified. As there is no increase in service from the Council in return for this service, this rise when considered from a fee perspective is unreasonable.

If the encroachment is viewed as part of the Council’s general revenue base, the increase from the 2012 Annual plan to the 2021 Annual Plan would have seen a 78 per cent increase as opposed to the 100 per cent increase you are proposing now on top of the 20 per cent CPI rise already added over the previous nine years. This would equate to a fee of \$19.77/m<sup>2</sup> as opposed to the \$26.66/m<sup>2</sup> that you are proposing as an intermediate step. Additional proposals could see your fees increase by upto approximately 450 per cent over current levels. The net effect would be to add potentially over 50 per cent to an existing rate bill, the rate plus the fee that is contemplated, a move which can only be described as predatory behaviour.

By both methods, your proposed rise is disproportionate and arguably unjustified, particularly compared with the encroachment fees of Christchurch and Dunedin, and given that the land used for encroachments is otherwise unusable in most instances, and the product of an historic anomaly when the roads and subdivisions were first laid out.

### **Failure to recognise mutual benefits**

The proposed rise fails to take into account the mutual attribution of benefits to both the encroachment holder and the Council. While the holder obtains a private benefit through exclusion of public access, the Council and general public receive benefit from the encroachment. In the suburb in which we live, off-road parking provides public benefit through removal of vehicles which would otherwise impede public access along already narrow roads, frequently provides protection of public land through maintaining stopbanks and drainage that would erode public land, and in many instances beautification that would not otherwise occur.

This proposed change in fees does not recognise the benefit that accrues to the public and Council through use of land that would be otherwise unused. Furthermore, it is unlikely that the Council will ever use this land nor be able to gain any other revenue from it.

### **Administrative Overhead**

The proposed increase contravenes the general principle within New Zealand that public administrative and system costs are minimised when considering taxation and fees. Your proposed option 4 appears to create unquantified administrative and system costs in return for low economic return when measured against the Council's overall income,. It will not, as your letter suggests, reduce the overall general rates bill in any meaningful way.

### **Impact on individual encroachment holders**

The overall impact of the proposed fee change and recommended method of calculating it from FY2024/25 are significant, particularly for those on fixed incomes. Our current rates are \$3,639 per annum after last year's near record rise, and we are facing a further nine per cent rise this year. The potential increase to \$1,200/year represents in effect a 28 per cent increase in fees and rates paid to the Council this year. Again, there is no increase in service received for this. This is a significant change to the contract that exists between the encroachment holders and Council. We have no option to but to pay the fee which again appears unjustified given the small return to the Council.

As encroachment holders, we recognise the private benefit that we obtain from use of Council road reserve and that the fee will increase over time. We would be prepared to pay either the CPI related increase as is currently case if the encroachment is a fee for service, or if it is linked to general Council running costs, a rate-linked increase. Anything more than that in return for no increase for service is unfair at best, and capricious and mean spirited at worst. We suggest that Council consider and adopt one of the approaches outlined above as having a sense of fairness and being easier to administer.

We would like to appear before council to explain our objection.



**Respondent No:** 634

**Login:** Registered

**Responded At:** May 14, 2022 14:56:50 pm

**Last Seen:** May 14, 2022 01:58:31 am

- Q1. **Full name:** Adam Miller
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Re 100% increase in encroachment fees. The grassy steep bank between the road and our property was not a useful asset to WCC. There wasn't (and still isn't) even a footpath. Two old Ngaio trees were the sole decoration, and even I had to mow it. Subsequent to taking the encroachment we have added a concreted 16m sloping drive (drained), upside and down-side retaining, a broad hand-railed set of steps and a double garage (being the 36sqm we pay fees for) Our street is a narrow cul-de-sac (I noted no foot-paths) and we have improved the overall amenity value by keeping 2-3 cars off the street, as well as decorative planting. Just over 20 years ago we invested a sizeable sum in developing the area and installing the double garage. PDF of pictures of the work attached - Before, During and Today - to highlight the extent of OUR investment in creating an asset. The asset you are claiming to require an economic return is in fact our investment. The amenity is also the streets, by keeping cars off, as well as overall increasing the value of the neighbourhood, increased where some others have done similar work. Increased value overall does increase rates ultimately. Necessary & timely ongoing maintenance of the residual berm (retained "in case" WCC wants to put in a footpath) also does not fall to WCC - we are still taking care of your "asset" through our planting, weeding and watering. Finally assuming the small parcel has the same economic value as our titled parcel is false - we can build a suitable dwelling on our 600+ sqm, but not so much on the encroachment. Anyway, they are Road Encroachments, not "Living" Encroachments. The current fee setup allows for regular CPI-based increases. 20 years ago we were paying \$360+GST, now it's \$479+GST, proposed to go to double that - \$1,103 incl GST. Even at this level the benefit to WCC is noted as 0.4% - not even covering the Khandallah pool work. I object to the scale of the increase, and ask it be left as in the 2011 Policy. It seems we're in for a 7% CPI increase anyway!

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[Redacted]

[Redacted]

[Redacted]

[Redacted]

## Road Reserve Encroachment – Before, During Building work & Today

These images show the considerable extent of our investment.

Before, Road up to left.



Before – looking down narrow path to property.



During – initial driveway excavation



Building – significant concrete and block-wall construction



Building – driveway and more retaining work.



Building – Finished state



Today – 20 years later





**Respondent No:** 635

**Login:** Registered

**Responded At:** May 14, 2022 15:08:35 pm

**Last Seen:** May 14, 2022 02:50:15 am

- Q1. **Full name:** Victoria Jones
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Re proposed changes to encroachment fees: We own an apartment in Wellington's CBD in a building which has been deemed to be earthquake prone. We desperately want to sell this apartment, and have wanted to for several years, but it is not saleable until the DSA is fully completed and any potential purchaser has all the necessary information. Meanwhile we are paying rates, and now, as another revenue gathering exercise, you're planning to DOUBLE the charges for AIR SPACE!! We are retired, and we are already financially challenged due to the current impossibility of selling our apartment, so PLEASE do not make life even more difficult for us, (and other ratepayers dealing with ownership of apartments in earthquake prone buildings) by going ahead with this very unfair 'road encroachment licence'. Thanks for your understanding in this matter. Sincerely, Victoria Jones and Edward Allen

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 636

**Login:** Registered

**Responded At:** May 14, 2022 16:00:43 pm

**Last Seen:** May 14, 2022 03:53:33 am

- Q1. **Full name:** Ellen Sanders
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Please do not increase encroachment fees. The land where the encroachment is located near my house is unsuitable for any other purpose and council has been inadequate in its maintenance role for the land. I look after the land without any support from council. My garage is located above the land and allows me to park off the street, which is a major issue for my street as it is narrow and there are many cars parked on dangerous blind corners. I understand there are budget constraints however an increase in encroachment fee will put place another financial burden on me. Thank you.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 637

**Login:** Registered

**Responded At:** May 14, 2022 16:04:31 pm

**Last Seen:** May 14, 2022 04:02:46 am

- Q1. **Full name:** Stephen and Margaret Harrop
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 638

**Login:** Registered

**Responded At:** May 14, 2022 16:42:18 pm

**Last Seen:** May 14, 2022 03:31:13 am

- Q1. **Full name:** Lesley and Warren Page
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We are outraged that WCC proposes to increase the road encroachment fees. Our encroachment does not just include a small verge next to the road and a small garage site, but a steep bank adjoining our garden. When we came to live here 20 years ago, the bank was a totally overgrown mess full of blackberry, broken glass, timber with nails in it, wandering willy and other weeds. We hired a bin and cleaned it up, and since have spent money planting it and keeping it tidy. In 2019, the WCC toby on the grass verge exploded next to my car and wrecked it. I had to buy a new one (second hand). After all this expense you wish to increase the charges. WCC should be paying us for looking after its neglected, weed filled land.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 639

**Login:** Registered

**Responded At:** May 14, 2022 17:32:04 pm

**Last Seen:** May 14, 2022 05:15:22 am

- Q1. **Full name:** Helen Louise Morley
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- Safeguards in place so whoever takes over is unable further down the track to sell the properties to anyone other than the Government.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**
- Consideration given to turning waste plastic into long lasting road surface sheets as is being done overseas in South Africa, Vietnam, Mexico, the Philippines and America. This would provide new business and employment opportunities plus it seems create long lasting road surfaces.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 640

**Login:** Registered

**Responded At:** May 14, 2022 17:38:33 pm

**Last Seen:** May 14, 2022 05:19:05 am

- Q1. **Full name:** Finn Ernest Cordwell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Living Wage Movement Aotearoa New Zealand
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

---

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

---

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Living Wage Wellington's submission focuses on how the council can continue to work on creating a Living Wage City.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



# Living Wage Movement

## Aotearoa New Zealand

### Annual Plan Submission 22/23



*Some of our Living Wage Champions at last year's Annual Plan submissions..*

Tēnā koutou Wellington City Council (WCC)!

We would like to make an oral presentation.

We are writing to you on behalf of Living Wage Wellington. We are made up of various community organisations around the city, all who support the vision of a Living Wage City.

Due to the cost of living crisis it is more important than ever for workers to be paid a Living Wage. Fundamentally, paying the Living wage not only ensures that wages keep pace with the cost of Living but also allows workers to participate fully in society and live with

Living Wage Movement Aotearoa New Zealand Incorporated



Living Wage Aotearoa New Zealand



# Living Wage Movement

## Aotearoa New Zealand

dignity.

We want to say a big 'thank you' for the way you are leading by example by maintaining the Living Wage as the minimum for all council staff. By taking care of your workforce in such a fundamental way, you are setting an example to both the region and the nation.

Throughout this submission we highlight what the WCC is doing well and should continue to do to facilitate the Living Wage at a local government level and across Wellington. We also provide a number of further recommendations to leave no doubt in the minds of WCC workers and the wider community that the WCC is a champion of the Living Wage Movement.

### **1. Continue to Pay Staff the Living Wage, including Workers Employed by Contractors and CCOs**

By continuing to pay staff the Living Wage, WCC is looking after its staff and keeping its word. The Living Wage means stability for workers, and recognition for the work they do and the life they lead. It also means that WCC continues to be a role model for other local authorities.

In addition, WCC understands that merely paying the Living Wage to contractors and direct employees is insufficient. Instead, becoming an accredited employer ensures that WCC is willing to be held to account on its commitment to liveable incomes for working people. Furthermore, the Accreditation process operates to remove any doubt that all direct and contracted employees are paid the Living Wage, through the rigorous auditing process that comes with accreditation. In essence, we submit that WCC continues to be accredited, paying both direct , contracted , and workers employed by CCOs the Living Wage.





# Living Wage Movement

## Aotearoa New Zealand

### 2. Living Wage Council Events

Lately due to the COVID-19 crisis, there has been an understandable and unfortunate absence of events for the public to participate in. Despite the disappointment this has caused, it does provide us with the opportunity to assess the next few years of council events, and ensure that accredited Living Wage Employers are prioritised to take part in, sponsor and support these events. For any short-term events, contracted staff should continue to be paid at least the Living Wage.

### 3. Maintaining the 'Living Wage for Events Fund'.

We applaud the council for the creation of the fund to support Wellington Event's to pay the living wage in this time of COVID-19 uncertainty. The fund is an excellent step in supporting the widespread adoption of the Living Wage throughout Wellington. We submit that the council maintain this fund, keeping the Living Wage as central to its Kaupapa, and promoting the fund throughout Wellington's artistic community.

### 4. Continue to Prioritise Living Wage Employers in the Procurement of Services.

The council decision to set procurement guidelines which prioritise Living Wage businesses and organisations for *any* service means that WCC is utilising its powers as local government to improve the lives of working people. Fundamentally, we thank the council for leading the way in local government to demonstrate the ability for government procurement to improve people's lives.

One adjustment we submit is that the procurement guidelines should place greater emphasis on Accredited Living Wage Employers. This would be achieved by giving a 'high ranking' in the tendering process for accredited employer bids rather than contractors who are merely willing to pay the Living Wage on that particular contract. Such ensures that the council is getting behind employers who have stepped up and





# Living Wage Movement

## Aotearoa New Zealand

ensured that all staff across their business are paid the Living Wage.

### 5. Paying All Apprentices operating under WCC the Living Wage.

Although the payment of “Apprentices’ sits outside of the accreditation requirements it is critical that Wellington city council continue to lead the way to ensure all staff are provided with liveable incomes. The Kapuapa of the movement is that all workers who are paid the living wage are unable to live with dignity and properly participate in society. Hence, there should be no distinction between the pay of Apprentices or any other WCC staff member.

Thus, we submit that apprentices, particularly those working in Amenity, Sports Turf, Arboriculture and Nursery Production, should be paid the Living wage at all stages of their employment. Fundamentally, this ensures that WCC continues to be an exemplary Living Wage Employer going beyond the call of duty to improve the lives of its workers.

**Throughout this process, it is important that council works with the Living Wage Movement to identify and champion the living wage with different employers.**

This submission has provided 5 recommendations that call for current progress to be maintained and further built upon. We again thank WCC for continuing to work constructively and leading the way in delivering the Living Wage across Wellington City. It is credited to the supportive mayor and councillors for backing the view of the Wellington community and taking bold steps to support Wellington’s lowest paid workers . Such ensures that not only low wage working people can live with dignity, but it also supports local accredited employers by ensuring funds circulate throughout the local economy fostering sustainable business.

As a movement we are incredibly proud of what we have been able to achieve by working with WCC – let’s keep a good thing going and make our capital Aotearoa’s first Living Wage City!





# Living Wage Movement

## Aotearoa New Zealand

Ngā mihi nui,

Living Wage Wellington

### Contact

Finn Cordwell (Living Wage Organiser Greater Wellington)

[REDACTED]

[REDACTED]

Living Wage Movement Aotearoa New Zealand Incorporated

[REDACTED]



[REDACTED]



[REDACTED]



Living Wage Aotearoa New Zealand



**Respondent No:** 641

**Login:** Registered

**Responded At:** May 14, 2022 19:18:53 pm

**Last Seen:** May 14, 2022 07:09:58 am

- Q1. **Full name:** Morwen Thomas
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Please see attached document regarding the encroachment fee proposals

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

## **Submission to Wellington City Council regarding proposals to increase encroachment fees in the 2022/23 and future years' budgets**

*Note: this submission primarily relates to the very common use case of encroachments used for off-street parking on road reserve*

Wellington City Council ("the Council") is proposing to increase encroachment fees by 100% for the coming rating year. The Council is also proposing much greater charges in future years, which will result in increases of 1,000% or more in some cases (see real example below).

This is specifically to reduce the general rate increase but doing so, will impose a greater increase on those ratepayers who are licensing encroachments.

The proposal states that the Council is following the principle of seeking an economic return for Council-owned land.

However, there is no alternative economic use for the small portions of land licenced for encroachment use apart from allowing their use by the adjacent property owners. There is no alternative demand and there is no market for the use of this land. There is typically only one potential user.

The power balance between the Council and that single user (the licence holder) is such that the Council can impose any fee it chooses and the user has little choice but to pay. Where a structure is built on the land, which is commonly the case, the user has made a significant investment in creating any value related to the use of the land. With this investment in place, it is not possible to surrender the use of the land, something the Council could rely on to drive an unfair and unreasonable proposal through. I hope it won't choose to do that and will act reasonably and fairly and not in its own self-interest to the detriment of its residents.

The fact is that there is only one party the Council can lease the land to and the party wanting to use the road reserve has only one party they can rent it from. This is not a balanced relationship. Given there is no actual market and no alternative economic use for the land, and despite the assertion in the proposal, relating encroachment fees to land values does not make sense and is not equitable. Moving from a fee-based system to one based on rateable land values is neither fair nor justifiable.

The huge increase proposed is due to the Council's desire to increase revenue from this specific source while failing to treat their ratepayers who additionally pay these encroachment licence fees fairly.

At a time of high inflation and when budgets are under strain, it would be reasonable to contain increases to a reasonable level and to introduce them in a more measured fashion. This principle is (???) applied to general rates and should equally be applied to encroachment fees.

Increasing the encroachment fees at the rate of inflation would be a more fair, transparent and balanced approach, and gives affected ratepayers the opportunity to adjust their use and/or relinquish the use of the encroachment if that is what they need to do.

The options that tie licence fees to individual land values in future years would lead to increases of 1,000% or more for some licence holders (the recommended Option 4) and bears no relation to the actual benefit ,e.g. parking your car off the street. [This number is not fanciful, please see the actual example noted below.]

Using road reserve to create off-street parking has been promoted and encouraged as beneficial by the Council in the past as a way to reduce congestion from parked cars in often narrow Wellington streets. Licence holders have responded to this by taking up and paying the reasonable licence fees that have been charged and, in many cases, by making large investments in structures on road reserve. This has benefited others, not only themselves, by removing their cars from the public road.

Making it possible to park a car on land made available by an encroachment licence has generally only been through an investment made by the licence holder. In these circumstances, often two cars can be parked in a street frontage that would only provide parking for a single car if parked on the road itself and at the cost to the public and other ratepayers of narrowing the usable street.

In the past, providing the benefit has been something of a partnership between the Council and the licence holder. To set massively greater fees is both a punishment for those who've taken up this opportunity in the past and a significant disincentive for those who may otherwise have taken it up in the future.

The proposal chooses to focus on land value as a means of setting encroachment licence fees and moving away from set charges. However, parking (which is the common case) is more akin to a service and a fee is an appropriate approach. Parking a car on land made available through an encroachment licence could very well be equated to securing the right to park a car on the road. The current fee for residents parking is \$195 per annum per vehicle, which is probably in reasonable proportion to the current encroachment fee for the space required to park a car, perhaps 15m<sup>2</sup> or so, which would result in a \$200 encroachment fee). This does still leave the car on the road, however, so is not beneficial to others.

So, there is a case for charging a fee for a single car parking space (car pad/deck/garage) on road reserve at the residents parking rate, double car parking at twice this rate and so forth. This can be seen as sensible and a suitable proxy for the utility of parking a vehicle. The value of adjacent land bears no relationship to the utility derived. The benefit to the user is much the same no matter where they live in the city or how their own property has been valued.

If Option 4 prevailed, the fee to park a car on road reserve, taking it off the road, could be ten times the fee to park a few metres away, leaving it on the road, in space reserved for residents parking.

Excessive increases in property and particularly land values are regarded as a bad thing by all, apart from property speculators. Using this as a mechanism from which to rationalise and extract extraordinarily high encroachment fees increases is not a fair or reasonable thing to do. It would not be acceptable for a private sector organisation to do it and certainly not for a governmental body in a monopoly position to do so.

For those long-term residents who simply occupy their property because it is their home, high property values are already a burden in many cases and certainly do not benefit them. Substantially adding to that burden is not in the interests of the community.

#### *A real example – our garage*

We have lived in our current home for 32 years, purchasing it for an affordable amount in 1990. We built a two-car garage in 1995, the front half on 25m<sup>2</sup> of road reserve requiring an encroachment licence. The annual licence fee is currently \$383.25.

Due to enormous property inflation over this period and particularly over the last ten years, the land value of our home is now \$4,990/m<sup>2</sup> (more than double the \$2,000/m<sup>2</sup> used in the example in the

proposal). We have no desire or intention to move but this does currently result in a large rates bill for our household. In the event that the future option 4 recommended by Council officers is adopted, our encroachment fee will become just over \$3,700<sup>1</sup> per annum; this is over 50% of our current WCC rates bill.

This enormous fee would be unreasonable and unaffordable. There is no alternative use for the strip of land in question.

In summary, for the reasons outlined above, we strenuously object to the proposed encroachment fee increases and ask the Council to reconsider this unjust and arbitrary increase and work to find a more affordable and equitable solution.

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<sup>1</sup>  $25 \times \$4,990 \times 0.5 \times 0.06 = \$3,742.50$



**Respondent No:** 642

**Login:** Registered

**Responded At:** May 14, 2022 19:27:55 pm

**Last Seen:** May 14, 2022 07:23:02 am

- Q1. **Full name:** Marek Peszynski
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
Its time to move it away from Owhiro Bay, the environmental impact is catastrophic.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 643

**Login:** Registered

**Responded At:** May 14, 2022 19:42:35 pm

**Last Seen:** May 14, 2022 05:47:16 am

Q1. <b>Full name:</b>	M Manning
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington I own a business in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>As a rate payer, and hopefully one who will never have to make use of city housing, the best solution for me is to spin of the city housing into its own separate entity. However, if it is spun off, no matter how good the intentions, it will pass into private ownership within a few short years. At that stage it will become a purely for profit enterprise, and the very people that the council is trying to help, I.e. the tenants, will be utterly shafted, and quite possibly made destitute. The solution is to raise the rent to cover the cost. However unpalatable.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

Realistically a landfill is required. However a waste incineration unit will ultimately be required in the non to distant future. This should be more on a regional level tho, as most councils would have some interest in it (though not the means to build one of their own)

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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**Q17. Increasing encroachment licence fees to better reflect their value** Neutral don't know

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Do not support

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**Q20. Overall, do you support the proposed budget?** not answered

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

With regards to parking fees, whilst may be all very pc and woke to be anti car, and gouge car drivers, ultimately the city does need them to drive in and partake. If they do not come in, the city misses out, as they take their business and socialising elsewhere. Especially In these post Covid times where working from home for protracted periods is sociably acceptable, inflation is on the rise and every one is looking for any excuse to save money.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 644

**Login:** Registered

**Responded At:** May 14, 2022 21:33:28 pm

**Last Seen:** May 14, 2022 08:10:39 am

- Q1. **Full name:** James Howard Brown
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
While the new landfill is my preferred option it is a bad option: it is short term and with many negative impacts. More aggressive incentives need to be established to further reduce, reuse, recycle; and a longer term solution needs to be identified.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I am supportive of not extending parking time limits on Friday and Saturday evenings. Parking space is not scarce in the evening and charging for this will only further disincentivise people visiting town. I oppose any funding (increased or otherwise) for Kandallah swimming pool as it is not value for money given it is a part time summer pool when there are many other options available e.g. pools and the sea. Wellington has sufficient pools already and very scarce resources should be allocated elsewhere or already high rates should be reduced. I oppose the removal of all library charges because it is an inefficient response of doubtful effectiveness to the stated policy problem, and it has perverse consequences. Waiving all fees altogether removes the incentive to return books on time which will result in longer return times and thereby reduce availability of books. This creates a new barrier to accessing library resources (for all people) which is the very opposite of the stated intent of this change in policy. And all this at the cost of \$0.5m to rate payers. I support waiving fees for people who genuinely cannot afford the fees if that proves to be a barrier, but the proposed blanket response is a crude response with negative outcomes that outweigh the benefits. In the context of the wider budget I am left having to oppose increasing encroachment licence fees. My family home, and only property, encroaches on Council land so I have to pay such a fee. On one level that is not unfair, but I oppose an increase because it feels coercive – it was and remains impossible for me to avoid paying this fee as I couldn't avoid taking on the encroachment when I bought the house and now cannot return the land to the Council. In my context the Council is at risk of abusing its monopolistic situation at a time when rates and wider costs of living are sky high. I really value public services provided by the Council and fully subscribe to a taxation and user pays system. But the additional rub here is that the Council is asking me to subsidise other inappropriate and excessive expenditure e.g. Kandallah pool and waiving rich people's library fees. These projects need to be stopped before raising encroachment fees for people that can't avoid them. My strongest opposition is drawn from the proposal to consider setting the road encroachment fee based on the individual rateable land value of the adjoining property in the 2024/33 Long Term Plan. This is lunacy that needs to be stopped from the outset. It goes against all fair and reasonable taxation or user pays principles stated by the Council. It is a backdoor property tax on top of the existing property tax system. Fees are currently based on the land concerned and delinked from adjoining land for good reason. The proposition would surely therefore be subject to high litigation risk – what would even be the legality for such an idea? If this is being seriously proposed and considered by the Council I do wish to speak to Councillors about your submission at an Oral Forum (question 6 refers). In summary, Council should: Stop funding Kandallah pool Waive library fees only for those assessed as unable to pay Not increase encroachment fees for those unable to avoid paying them Drop the idea of linking encroachment fees to adjoining property value

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 645

**Login:** Registered

**Responded At:** May 14, 2022 22:03:53 pm

**Last Seen:** May 14, 2022 09:42:18 am

Q1. <b>Full name:</b>	Kathryn Lawrence
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Tēnā koutou Me Heke Ki Pōneke Thank you for the opportunity to provide feedback on WCC's Consultation on the proposed changes to annual rental fees for road encroachment. "To increase the fees to \$26.66/m<sup>2</sup> (from \$13.33) from 1 July 2022 as an interim measure. This measure will increase the encroachment fee to \$533 for a 20m<sup>2</sup> encroachment area. It will increase the income for the Council by \$1.5million." At a time when individuals are having to make life-impacting decisions and changes in a continuing tough, distressing, stressful, challenging time still under the shadow of Covid, the immediate instigation and collection of a 100% increase in encroachment licence fees comes as a shock. Why not start with Opt 4's consideration ... a transition period of three to five years is needed to allow license holders to adapt to the increase of fee and consider options to the best of their interest A transition period of 3-5 years could also be adopted to increase the rate gradually. Consider phasing this in with progressive timely increases, e.g., 33.3% increase each year from July 2022 up to and including July 2024. It would provide an opportunity to test Opt 4's individual fee based on rateable land value of the adjoining property. Or, at the very least, in addressing affordability concerns, introduce a maximum cap and offer discounts to make the increase more acceptable by encroachment licence holders, and the change could be phased to graduate the change. On what grounds have officers based their consideration that "a reasonable rental rate for encroachment land should typically be around 50 percent of market rental rates"? "The Council arguably subsidises certain encroachment licence holders by charging them less than market value." Not exactly equitable for those paying full encroachment licence fees! The proposal states that Opt 2 recognises that the current road licence holders have benefitted from a very low fee for many years, and "This change more reasonably reflects the degree to which benefits accrue privately." Definition and evidence of these benefits would help to understand and make the proposed increase easier to accept. I do not see how, in the current housing climate, being a homeowner equates to increased benefits because of an increased house and land value assessment carried out by QV. In fact, with increased house and land value comes increased rates, increased mortgage/loan interests but salaries have not increased in line with all these increase. Very few homeowners have benefited 100% through QV rating their homes at a higher value. If anything it adds to the unaffordable-home and cost of inflation crisis when taking into account the increase in living costs including food and utility prices, especially for those of us who have not had an increase in salaries owing to Covid. From experience, increased resources required upfront to initiate and implement systems and processes may be substantial but, once rolled out, should not continue to require that same high level of investment, as long as corners are not cut to begin with. To conclude, while I support WCC's proposal to review and update/change the road encroachment license fee structure, I would like to encourage the Council to come up with an alternative, more affordable option to increasing current encroachment licence fees 100% on 1 July 2022. Again, thank you for the opportunity to offer feedback on the proposed changes to annual rental fees for road encroachment.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 646

**Login:** Registered

**Responded At:** May 14, 2022 22:15:30 pm

**Last Seen:** May 14, 2022 10:07:38 am

Q1. <b>Full name:</b>	Anna Dowling
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	We need to keep the landfill in Wellington - to prevent an increase in petrol usage and emissions if forced to go to Upper Hutt or Porirua, and to ensure that Wellingtonians manage their waste within the city. I don't think we should burn the waste, as that just creates other problems. But most of all we need to refuse, reduce, and recycle, so we have much less waste in the first place.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 647

**Login:** Registered

**Responded At:** May 14, 2022 22:15:31 pm

**Last Seen:** May 14, 2022 10:12:57 am

- Q1. **Full name:** Andrew Fraser
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 648

**Login:** Registered

**Responded At:** May 14, 2022 22:16:53 pm

**Last Seen:** May 14, 2022 10:14:01 am

- Q1. **Full name:** Nick Willis
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 649

**Login:** Registered

**Responded At:** May 14, 2022 22:27:56 pm

**Last Seen:** May 14, 2022 04:57:22 am

- Q1. **Full name:** Mary Tapp
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Seek Government funding for the shortfall - WCC has been propping up Kaianga Ora for decades.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Yes. Remove the increase in encroachment licences - see supporting information. Stop spending on area's that are not core business.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

RE: Submission -100% fee hike for 'land of no use to anyone' encroachment licence

This letter is to advise that we strongly disagree with the proposal to increase encroachment fees. This is clearly a money grab based on disingenuous or misunderstood reasons for the basis of the proposed increase. In this letter we will demonstrate that Wellington City Council is guilty of materially aiding and abetting unprecedented land value increases in Wellington over the last 10, 20, 30 years, and are looking as a profiteer to cash in on rates and encroachments. This letter sets out contrary arguments to those proposed in your letter 7th April 2022.

In your letter to us you advise:

1. "The current encroachment fee is low."
2. "The councils Road Encroachment and sale policy .....does not reflect the significantly increased land value.."
3. Unbelievable "100% increase in encroachments to support general rate increase"
4. Considering "setting the road encroachment fee based on individual rateable land value of adjoining property".

These arguments were tried in 2011 and failed because there was no support. These same arguments are as detestably unfair then as they are now.

**"The current encroachment fee is too low"**

Compared with what and whose asset? What is the basis for this argument, as it means nothing without taking a balanced view. The talk is disturbingly business like where this council is not a business and should not be run like one. "Economic return" is wording we should never see from our councils and it suggests profit. WCC is actually charged to serve the public in a balanced fashion. It must be sensitive to observe when the overall value of private behaviour is driving a public benefit and additional amenity for the city as a whole. i.e. Don't rip off the people who continue to maintain the amenity to beautify the city and keep more parked cars off the road.

The new fee appears to have zero evidence of a balanced account for these matters:

- The assets on the encroachments that generate the land value do not belong to WCC. The relationship is interdependent and any fee must represent this fact. WCC are not the generators of value in this sense. Private owners are. This is a quid pro quo deal and WCC are deliberately turning a blind eye to a social handshake made in the past.
- There is no actual comparative "market rate" for the use of road reserve and the way in which encroachments work has nothing to do with the wider housing market and private land value. So any measurement based on private land value which is based on land scarcity (see below) is flawed and unfair.

- Land owners are at risk of having their assets turned into bus stops. This land has no security or protections and a markedly different risk profile, so therefore cannot be compared with the current housing market benchmarking and must be devalued accordingly within the mix.
- Other public (neighbours, businesses visitors etc) that don't have off street parking are profiting from our cars not parking on the road. By extension the city of Wellington (aka ratepayers generally) profit from this valued amenity generated by private actions. We understand that historically WCC actively encouraged building on road reserve and to maximise the use when building infrastructure. By arbitrarily inflating the value of fees, this appears at best deceitful.
- Land owners are buying and selling in the same market so any argument that suggests that land owners are profiting from road reserve land use with their assets are flawed. The same amenity will cost the same elsewhere when people buy or sell. There is no widespread profiteering or advantage going on and so these are wild assumptions. Licence holders will be additionally out of pocket whatever WCC charge.

## **2. "The councils Road Encroachment and sale policy .....does not reflect the significantly increased land value.."**

We agree that the council's Road Encroachment and sale policy needs to be reviewed in light of artificial increase of land value and the fee must be detached from land values. It is clear that land values are increasing due to internal and external factors that are not natural. A fairer assessment should be heavily focussed on CPI and comparative wage increases. This is a fair value based on what people can afford much like the rental market. Elderly are at risk of poor outcomes as they also are on fixed incomes and this approach disproportionately affects them. Below are our thoughts as to why the housing market must be detached from any calculation. It is clear that WCC like other T1 councils have an embarrassing conflict of interest:

- It is clear from central government assessment (refer HUD and Ministry for Environment) that Territorial Authorities in T1 councils in particular have systematically caused the environmental structural issues that create the conditions for unaffordable housing.
- Documented evidence is incontrovertible that the RMA is flawed and that councils have been implicit through their planning policies in strangling the supply of land and its full use. By extension, this has increased the cost of land dramatically to which your encroachment policies are imperfectly based. WCC is the proverbial fox looking after the hen house. This behaviour is significant and undermines WCCs credibility to charge based on market land values. It cannot be tolerated now that it is known.
- To top it off central government's quantitative easing was out of all home owners' control and this has fed into WCC land use policy creating the perfect storm of exponential unaffordability. Encroachment licence holders cannot be unfairly held responsible for this problem. As addressed above there is little advantage for increase in house value buying and selling in the same market for the same assets.
- Housing affordability in New Zealand has deteriorated to the worst level on record, with the average property worth 8.8 times the average income. WCC policy is adding to this due to planning policy. OECD advises that this ratio should be 3 or less to be considered affordable and unsustainable. WCC along with other government policy appears to have been asleep at the wheel for at least the last 20 years when you refer to this data. Yet WCC planning policy is more than partially to blame for this incredible rise in land value that has done severe

damage to our society. Where is the credible mandate for WCC to even mention rising land values?

2021 Reference on housing affordability (please look carefully and understand WCC's relationship to land price in this city):

[https://ecoprofile.infometrics.co.nz/Wellington%2BCity/StandardOfLiving/Housing\\_Affordability#:~:text=We%20present%20a%20housing%20affordability,which%20indicates%20lower%20housing%20affordability.](https://ecoprofile.infometrics.co.nz/Wellington%2BCity/StandardOfLiving/Housing_Affordability#:~:text=We%20present%20a%20housing%20affordability,which%20indicates%20lower%20housing%20affordability.)

### **3. Unbelievable “100% increase in encroachments to support general rate increase”**

The proposed increases would unfairly target encroachment licence holders when other rate payers benefit.

- As discussed above a lot of encroachment in Wellington is for off street parking where there is not much available. In other cities and even other newer suburbs in Wellington on street car parking is readily available. It is already unfair that we have to expend extra when others pay no more for this amenity. There is already an imbalance and rate payers are benefiting from private owners. Encroachment fee Increases well beyond affordability should not be funding the general rate pool.
- WCC is a monopoly and must charge a fair rate. This has been established previously within WCC's specific encroachment policy and is changed every 3 years. Since the agreement in 2011 the fee rises have been in the order of 3-5%. The last one was 3.5%. 100% is completely inconsistent with the natural history of fee increases and not consistent with agreed policy.

### **4. Considering “setting the road encroachment fee based on individual rateable land value of adjoining property”.**

WCC need to stop right now. There should not be any consideration of setting the road encroachment fee based on individual rateable land value of adjoining property.

- As WCC are proven to be complicit in creating problems for land availability, and planning rules that deny housing affordability and hence artificial land value increase over the last 30 years, it is problematic for WCC to entertain this notion. There is a conflict of interest that the Ombudsman will need to attend to if this is proposed beyond consideration.

### **Moving forward and the future of Wellington:**

We are unsure why WCC are so insistent on increasing the value of encroachment fees. This provides a disincentive to continue maintaining garaging, existing car pad infrastructure and road reserve beautification. It will certainly curb further private development of use of this land which has no other use to anyone else. With the National Policy Statement on Urban Development and now MDRS, there are no more mandates allowed for carparking within T1 planning policy. WCC would be wise to encourage further use of road reserve land for off street parking. Why are you proposing to overcharge?

### **Buying land:**

We tried to buy land off WCC many years ago to avoid this very risk, but the process was so obstructive and, costly we gave up. That was over 20 years ago. We see this proposal to sharply increase the fee as entrapment. The purchase of road reserve land has long been unsustainable.

### **Conclusion**

We are happy to pay a reasonable fee which is consistent with the fees we have paid over the past 20 years – these increase on a regular basis but by 3-5%. It does not seem fair to be charging in excess of 100% more for land which WCC will never use/can never use due to topography. CPI is a fairer rate increase that reflects the overall public amenity financial value and affordability. Leave land value out of the equation as the rapid increase in value over and above historic averages is tainted by WCC planning interventions over the last 30 years. We strongly object to paying an unfair fee beyond what we understand is a reciprocating value arrangement with WCC.

Mary Tapp



**Respondent No:** 650

**Login:** Registered

**Responded At:** May 14, 2022 22:50:40 pm

**Last Seen:** May 14, 2022 10:35:56 am

Q1. <b>Full name:</b>	Travis David Gray
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Please obtain money from Kainga Ora as WCC has been propping up Government for years. Better still sell these to Kaianga Ora in order that they manage these. They have the resources to maintain stock and look after the people in them. This is not WCC core business. Get out of it! this will provide a funding resource for WCC would it not? All other councils sold these years ago.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Support
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Do not support
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Do not support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	I oppose the proposed budget
<p data-bbox="148 1019 1461 1108">Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</p> <p data-bbox="191 1120 1461 1209">focus on core business. Bring in house all roading contractors. using private contractors is expensive, quality is bad, and it is never on time. Do not increase read reserve encroachment licences by 100%.</p>	
<p data-bbox="148 1232 734 1366">Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</p>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

RE: Submission-100% fee hike for 'land of no use to anyone' encroachment licence

This letter is to advise that we strongly disagree with the proposal to increase our encroachment by 100% and I assume you will not get one submission to agree, that is why this proposal will be overturned in a democratic way. 100% is an utter absurd amount that no other council in the land would propose. This is clearly a money grab based on disingenuous or misunderstood reasons for the basis of the proposed increase. The greed is quite revolting. In this letter we will demonstrate that Wellington City Council is guilty of materially aiding and abetting unprecedented land value increases in Wellington over the last 10, 20, 30 years, and are looking as a profiteer to cash in on rates and encroachments. This letter sets out contrary arguments to those proposed in your letter 7th April 2022.

In your letter to us you advise:

1. "The current encroachment fee is low."
2. "The councils Road Encroachment and sale policy .....does not reflect the significantly increased land value.."
3. Unbelievable "100% increase in encroachments to support general rate increase"
4. Considering "setting the road encroachment fee based on individual rateable land value of adjoining property".
- 5.

These arguments were tried in 2011 and failed because there was no support and that council was run out of town and severely embarrassed. These same arguments are as detestably unfair then as they are now.

**"The current encroachment fee is too low"**

Compared with what and whose asset? What is the basis for this argument as it mean nothing without taking a balanced view. The talk is disturbingly business like where this council not a business and should not be run like one. "Economic return" is wording we should never see from our councils and it suggests profit. WCC is actually charged to serve the public in a balanced fashion. It must be sensitive to observe when the overall value of private behaviour is driving a public benefit and additional amenity for the city as a whole. i.e. Don't rip off the people who continue to maintain the amenity to beautify the city and keep more cars off the road.

The new fee appears to have zero evidence of a balanced account for these matters:

- The assets on the encroachments that generate the land value do not belong to WCC. The relationship is interdependent and any fee must represent this fact. WCC are not the

generators of value in this sense. Private owners are. This is a quid pro quo deal and WCC are deliberately turning a blind eye to a social handshake made in the past.

- There is no actual comparative “market rate” for the use of road reserve and the way in which encroachments work has nothing to do with the wider housing market and private land value. So any measurement based on private land value which is based on land scarcity (see below) is flawed and unfair.
- Land owners are at risk of having their assets turned into bus stops. This land has no security or protections and a markedly different risk profile, so therefore cannot be compared with the current housing market benchmarking and must be devalued accordingly within the mix.
- Other public (neighbours, businesses visitors etc) that don’t have off street parking are profiting from our cars not parking on the road. By extension the city of Wellington (aka ratepayer generally) profits from this valued amenity generated by private actions. We understand that historically WCC actively encouraged building on road reserve and to maximise the use when building infrastructure. By arbitrarily inflating the value of fees, this appears at best deceitful.
- Land owners are buying and selling in the same market so any argument that suggests that land owners are profiting from road reserve land use with their assets are flawed. The same amenity will cost the same elsewhere when people buy or sell. There is no widespread profiteering or advantage going on and so these are wild assumptions.

## **2. “The councils Road Encroachment and sale policy .....does not reflect the significantly increased land value..”**

We agree that the council’s Road Encroachment and sale policy needs to be reviewed in light of artificial increase of land value and the fee must be detached from land values. It is clear that land values are increasing due to internal and external factors that are not natural. A fairer assessment should be heavily focussed on CPI and comparative wage increases. This is a fair value based on what people can afford much like the rental market. Elderly are at risk of poor outcomes as they also are on fixed incomes and disproportionately affects them. Below are our thoughts as to why the housing market must be detached from any calculation. It is clear that WCC like other T1 councils have an embarrassing conflict of interest:

- It is clear from central government assessment (refer HUD and Ministry for Environment) that Territorial Authorities in T1 councils in particular have systematically caused the environmental structural issues that create the conditions for unaffordable housing.
- Documented evidence is incontrovertible that the RMA is flawed and that councils have been implicit through their planning policies in strangling the supply of land and its full use. By extension, this has increased the cost of land dramatically to which your encroachment policies are imperfectly based. WCC is the proverbial fox looking after the hen house. This behaviour is significant and undermines WCCs credibility to charge based on market land values. It cannot be tolerated now that it is known.
- To top it off central government quantitative easing was out of all home owners’ control and this has fed into WCC land use policy creating the perfect storm of exponential unaffordability. Encroachment licence holders cannot be unfairly held responsible for this problem. As addressed above there is little advantage for increase in house value buying and selling in the same market for the same assets.

- Housing affordability in New Zealand has deteriorated to the worst level on record, with the average property worth 8.8 times the average income. Living standards are dropping on WCC policy. OECD advises that this ratio should be 3 or less to be considered affordable and unsustainable. WCC along with other government policy appears to have been asleep at the wheel for at least the last 20 years when you refer to this data. Yet WCC planning policy is more than partially to blame for this incredible rise in land value that has done severe damage to our society. Where is the credible mandate for WCC to even mention rising land values? Not there.

2021 Reference on housing affordability (please look carefully and understand WCC's relationship to land price in this city):

[https://ecoprofile.infometrics.co.nz/Wellington%2BCity/StandardOfLiving/Housing\\_Affordability#:~:text=We%20present%20a%20housing%20affordability,which%20indicates%20lower%20housing%20affordability.](https://ecoprofile.infometrics.co.nz/Wellington%2BCity/StandardOfLiving/Housing_Affordability#:~:text=We%20present%20a%20housing%20affordability,which%20indicates%20lower%20housing%20affordability.)

### **3. Unbelievable “100% increase in encroachments to support general rate increase”**

The proposed increases would unfairly target encroachment licence holders when other rate payers benefit.

- As discussed above a lot of encroachment in Wellington is for off street parking where there is not much available. In other cities and even other newer suburbs in Wellington on street car parking is readily available. It is already unfair that we have to expend extra when others pay no more for this amenity. There is already an imbalance and rate payers are benefiting from private owners. Encroachment fee Increases well beyond affordability should not be funding the general rate pool.
- WCC is a monopoly and must charge a fair rate. This has been established previously within WCC's specific encroachment policy and is changed every 3 years. Since the agreement in 2011 the fee rises have been in the order of 3-5%. The last one was 3.5%. 100% is completely inconsistent with the history of fee increases and not consistent with agreed policy.

### **4. Considering “setting the road encroachment fee based on individual rateable land value of adjoining property”.**

WCC need to stop right now. There should not be any consideration of setting the road encroachment fee based on individual rateable land value of adjoining property.

- As WCC are proven to be complicit in creating problems for land availability, and planning rules that deny housing affordability and hence artificial land value increase over the last 30 years, it is problematic for WCC to entertain this notion. There is a conflict of interest that the Ombudsman will need to attend to if this is proposed beyond consideration.

### **Moving forward and the future of Wellington:**

We are unsure why WCC are so insistent on increasing the value of encroachment fees. This provides a disincentive to continue maintaining garaging, existing car pad infrastructure and road reserve beautification. It will certainly curb further private development of use of this land which has no other use to anyone else. With the National Policy Statement on Urban Development and now MDRS, there are no more mandates allowed for carparking within T1 planning policy. WCC would be

wise to encourage further use of road reserve land for off street parking. Why are you proposing to overcharge?

**Buying land:**

We tried to buy land off WCC many years ago to avoid this very risk, but the process was so obstructive and, costly we gave up. That was over 20 years ago. We see this proposal to sharply increase the fee as entrapment. The purchase of road reserve land has long been unsustainable.

**Conclusion**

We are happy to pay a reasonable fee which is consistent with the fees we have paid over the past 20 years – these increase on a regular basis but by 3-5%. It does not seem fair to be charging in excess of 100% more for land which WCC will never use/can never use due to topography. CPI is a fairer rate increase that reflects the overall public amenity financial value and affordability. Leave land value out of the equation as the rapid increase in value over and above historic averages is tainted by WCC planning interventions over the last 30 years. We strongly object to paying an unfair fee beyond what we understand is a reciprocating value arrangement with WCC.

Travis Gray



**Respondent No:** 651

**Login:** Registered

**Responded At:** May 14, 2022 22:54:49 pm

**Last Seen:** May 14, 2022 10:51:59 am

- Q1. **Full name:** Euan Galloway
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Piggyback makes sense for all the reasons described
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 652

**Login:** Registered

**Responded At:** May 15, 2022 00:19:07 am

**Last Seen:** May 14, 2022 11:05:01 am

- Q1. **Full name:** Matthew Dean
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Do not support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I support increasing encroachment licence fees to better reflect their value, where feasible - e.g. option 4 in the attachment providing background to the recommendations. Residential ratepayers are hurting, through sustained and significantly higher than CPI rates increases. It's unfair that those benefiting most from encroachment should be paying token rentals. Councillors, want to have your cake and eat it too? Start by calling in and selling the unattached garage encroachments, then charge willing new owners more in rates than you're getting in rental from the current chosen ones. Positive on cash flow, and generating future revenue, this would be neutral or positive on street congestion - the current encroachment holders, whose garages house their offices, storage units etc. could be replaced by residents who want to use them for their cars. You'd upset a few hundred chosen ones, but you'd create a fervour of excitement for thousands of residents aspiring to own even a garage. You'd create a new property sub-market, and at a stretch you might just claim a small win against the housing crisis. Sounds too good to be true? A single garage at [REDACTED] sold in 2018 for \$115K, has a current RV of \$220K, and attracts \$527.76 in rates. Go for it!

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered



**Respondent No:** 653

**Login:** Registered

**Responded At:** May 15, 2022 07:42:10 am

**Last Seen:** May 14, 2022 19:15:21 pm

- Q1. **Full name:** Evan John Dumbleton
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
No
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
No comment
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Re: Encroachment fees I support the interim doubling of the fees, and any further increase in fees to a fair commercially realistic fee structure. However, I do not support the proposal for the fee to be based on the rateable value of adjacent freehold land, as this is likely to result in excessive encroachment fees, and hence result in the unintended consequence of users relinquishing their encroachment, thereby reducing council income, and returning to parking on the street. For example, in my case, land value of adjacent land (ie, my property as per rates demand) is \$2,654 per sq. m. A 20 sq. m. encroachment would thus be valued at \$53,086. If the council required a 6% pa return, then the encroachment fee would be \$3,188 plus GST pa, or \$70.44 per week. Covered car parking in the CBD does not cost this much, and the little suburban off street parking privately offered would be for about \$30 pw. Would I pay \$70 per week for my garage encroachment? No. Despite the disadvantages, I would return to (free) parking on the street. I suggest that a more realistic method of establishing the encroachment fee would be to establish, (with independent review), realistic commercial rental rates for various categories and locations (eg, fringe CBD, outer suburbs, etc) of encroachments. After all, it is usual for commercial property valuation to be based on the realistically achievable rental income, not the other way round. I would also point out that Council conditions of encroachment are somewhat more onerous than for normal commercial tenancies, with fewer rights and less secure tenure, and are thus riskier, thus warranting a lower rental. Tenure of an encroachment is far less secure than the occupancy of freehold land, upon which you are proposing to base the land value of the encroachment. While encroachment onto physically adjoining land (rather than a remote stand alone encroachment) may warrant a higher rental rate, such land is still not as valuable as the freehold section to which it adjoins, because occupancy is much less secure. Such an encroachment agreement cannot be taken into account when assessing the freehold section for such aspects as plot ratio, light planes or clearance from the boundaries (as would be the case if the encroachment was actually freeholded and added to the section). Please make haste slowly on this one - raise the encroachment fees slowly, check for unintended consequences and be prepared to rethink the issue. Thank you</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 654

**Login:** Registered

**Responded At:** May 15, 2022 08:59:50 am

**Last Seen:** May 14, 2022 09:23:58 am

Q1. <b>Full name:</b>	Michelle R Marino
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>Upgrade needed at Central Park iwith regards to washing machines. Too old, takes months for parts to arrive and an extra wm is needed and two dryer's. If not, choices are either wait in line, do your washing before 7 or late at night after 7 pm.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 655

**Login:** Registered

**Responded At:** May 15, 2022 09:20:01 am

**Last Seen:** May 14, 2022 21:07:38 pm

Q1. <b>Full name:</b>	Becky Chen
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The percentage of increase on the encroachment fee is too big for many of us. Up to 20% increase is more reasonable. Given the rates increase is already taken place, we are not prepared to pay 100% increase on encroachment.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 656

**Login:** Registered

**Responded At:** May 15, 2022 09:32:41 am

**Last Seen:** May 14, 2022 21:22:23 pm

- Q1. **Full name:** phillip silverman
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- one of the challenges with fees such as rates or encroachment, is that the owner is in a compromised position in that they essentially have to go with any increase or cease ownership of their asset. in a typical business arrangement both parties would be able to negotiate.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**
- not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 657

**Login:** Registered

**Responded At:** May 15, 2022 09:38:24 am

**Last Seen:** May 14, 2022 20:54:01 pm

- Q1. **Full name:** Owhiro Bay Residents Association
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Owhiro Bay Residents Association
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**

I was not allowed to submit with attached file, so am pasting the content here: Owhiro Bay Residents' Association (OBRA) has the following submission on the Annual Plan Issue 2: The Future of the Southern Landfill: Summary 1. OBRA expects the Southern Landfill to be phased out. We realise that the Piggyback option will go ahead. We accept this option on the proviso that it is an interim solution with the next 20 years of its life seeing such a drastic reduction in residual waste that it can be closed. We will absolutely not accept any further extensions. A cap and time limit by which the landfill must no longer

be functioning, must be part of the WMMP with detailed timeline. 2. OBRA wants a conversation with WCC about the other two landfills, T&T and C&D, to decide how they will also be phased out. 1. Waste to Energy (Incinerator) This should never have made it onto the short list as it did not satisfy the MCA criteria: You would never get this consented and built in time (2026). It is not scalable; it will encourage more waste to make it viable It is not a proven technology in NZ. If there is an incinerator it is absolutely unacceptable for it to be built on the Southern Landfill, which is the site proposed. Such a large facility is in no way suited to a populated area. It is a very expensive option. It is obviously a regional solution as it is only marginally economically viable with the amount of waste the city has currently, and not at all when the sewage sludge is removed (as WCC officers have stated). Would regional waste then have to be trucked in to the Southern Landfill to feed it? Incinerators have been common in Europe for a long time but are now being phased out. Not a good time for us to start one. It seems that incinerator engineering firms are running out of markets in the developed world and are looking for new ones; they are pitching in NZ pretty hard. An incinerator still outputs residual waste, and although the statement says it could be shipped elsewhere, it probably won't be, because it is already at the SL, so this will inevitably require a landfill extension anyway. Although modern incinerators apparently emit only a very small amount of noxious gas, what there is would be polluting Owhiro Bay, Brooklyn and Zealandia air, with possible health implications. 2. No Residual Waste Facility in Wellington City There are very good reasons for closing the landfill and many of our residents are strongly in favour of this option. - Heavy and increasing traffic causes filth and noise and endangers cyclists. There is little enforcement of the regulation for covering loads - Increasing population around the area makes it a real city suburb, unlike the sparse out-of-town settlement it was when the landfill was first created - Landfills are no longer seen as the solution to waste and are unacceptable as part of a city. - It encourages pests - Zealandia is very close, and the halo effect means that there are native birds spreading outwards. Waste encouraging predator pests endanger them. The Capital Kiwi project and a corridor through to the south coast will be endangered. - It affects the stream. Rubbish blows into Carey's stream and Hape Stream. Rubbish and pollutants get into Owhiro Stream and thence into the Marine reserve. - Many residents are too often affected by unpleasant smells. - Greenhouse gas emissions are only partly captured. - WCC relying on gate fees at tips discourages waste minimisation - The surrounding land is a scenic recreational area for many Wellingtonians, and WCC has plans to further develop walking tracks - Owhiro and Hape Streams flow into the marine reserve, bringing toxins and plastic waste Closure is something that OBRA strongly supports and urges the council to commit to this when Wellington has substantially reduced its waste. Currently it is not a suitable option as it would just be transferring city waste to other areas – Spicers and Silverstream - and increasing transport costs while shifting our problem on to other parts of Wellington. Additionally, this would mean these other landfills filling up more quickly than scheduled. But we expect waste planning to have either a date or a volume cap on the life of the southern landfill. 3. The preferred option, the Piggyback extension of the Landfill We realise that the Piggyback extension is going to go ahead and OBRA only accepts this with the proviso that it is a temporary solution to residual waste. The Owhiro Bay community does not accept that the landfill will be active for much longer or that there will be any more extensions. There must be a staged plan to close it before it reaches capacity in 20 years. Landfills do not belong in a city, and we need to be doing much more to head for zero waste and a circular economy. Wellington, far from being the leader that council aspires to, is way behind and needs to catch up with other NZ cities, let alone Europe. We want waste minimisation to be drastic, and look forward to strong WMMP initiatives being announced later this year. The sewage sludge will be stopped in 2026 and no longer require large amounts of rubbish to bury it. We expect to see by 2026 the diversion of food waste for composting along with green waste, which will greatly reduce volumes being landfilled. The piggyback extension will give us 20 years more, and we do not want this time wasted. It must be used to reduce residual waste to such a small volume that it can be sent to other, regional sites. Another extension in 20 years' time is in no way acceptable to the community. When the Piggyback Landfill is built, more stringent regulations than those followed previously will apply. OBRA expects the construction and ongoing management to ensure that there is: - no runoff into stream tributaries or groundwater, and rainwater is diverted around it - compensatory work for the 0.9 Hectares taken from the surrounding regenerating bush - effective predator control - minimal degradation of the area - seismic security - control of airborne litter Outside Waste It has been mooted in previous council plans that as other landfills around Wellington close in the next decade their waste might be diverted to the Southern Landfill. We want the council to guarantee this will not happen. Trucks The problem of an excessive number of trucks thundering down Happy Valley must be addressed now, not when the landfill is closed. Residents living on Happy Valley Road should not have to put up with the extraordinary, and increasing, level of noise, danger, mud on the road and flying litter. Many of these trucks come from out of town. Several things can improve this, prior to closing the 3 landfills, such as better enforcement of penalties for breaking regulations or refusing to accept trucks with uncovered loads at the landfill. However, the best way of reducing traffic to the Southern Landfill is to reduce commercial waste. We expect this issue to be covered in WMMP deliberations. A large proportion of the

trucks go to the two private landfills – T&T and C&D: Plan for the other 2 landfills in Happy Valley The 3 Landfills up Happy Valley are less and less acceptable as time goes by. OBRA would like to see a solution removing all three landfills. This submission is on the Southern Landfill, but T&T and C&D are two elephants in the room which are not discussed by WCC; it is an issue that must now see the light of day, not here but in a separate and urgent forum. WCC seems to have very little control or even data on these landfills, although government legislation will soon force greater transparency. Because the two companies need to encourage business and compete with other tips, they have an interest in attracting as much waste as possible – quite the opposite of what WCC is aiming for. We suggest it would be a solution for WCC and GWRC to take control of all this land and possibly use it as a site for composting and recycling instead of perpetually renewing leases and handing out Resource Consents. The WMMP will, we hope, address Construction and Demolition waste and we expect more to be done to incentivise builders and construction companies to re-use materials. All council roading and building projects must do a lot more to reuse concrete rubble etc. Timber should not be going into landfill, where it emits greenhouse gases, but into timber recycling depots. Need for a New Funding Model Page 25: “A landfill extension will maintain the current financially self-sustaining model, maintaining all existing waste management and minimisation services and is the least likely option to require alternative funding for future waste minimisation services to be implemented.” This is not a good reason to maintain the landfill, and it demonstrates a conflict of interests for WCC. There should be a completely new funding model which does not depend on landfill income but revenue from other waste-related activities as well as the increasing levy. How are we going to cope when the amount of waste is very little? We need to see how this change in funding is going to be addressed. Waste Management and Minimisation Plan (WMMP) This is an almost impossible debate to have without knowing what the WMMP will contain. This planning process will not be completed until later this year – AFTER a decision has been made on the Landfill extension and AFTER the Resource Consents (RC) have been applied for. The WMMP is currently being discussed with interest groups, but not yet with communities. WCC have stated they cannot leave the RC applications for the landfill any later. We see this as a major problem because the RCs should have conditions attached that guarantee the waste is reduced year by year. As we have no idea what is going to happen with Wellington waste until the WMMP is agreed, communities cannot be confident that the landfill will be phased out. Owhiro Bay, as an interested party, is expecting to be part of the WMMP co-design process, and we want one of the outputs of this plan to be a concrete, detailed timeline and schedule with dates and percentage reductions leading towards closure of the Southern Landfill. We are also expecting such a timeline to start before 2026; although sludge will not be stopped until 2026, we can't wait another 4 years before Wellington's waste even starts to be reduced. Are we really going to wait that long before food scraps are diverted from the tip? Let us have the conversation now about how this is going to be done.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. Overall, do you support the proposed budget? not answered

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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

not answered

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Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)





**Respondent No:** 658

**Login:** Registered

**Responded At:** May 15, 2022 09:43:24 am

**Last Seen:** May 14, 2022 21:35:51 pm

Q1. **Full name:** Debbie Leyland

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?**

Organisation

Q4. **Please name your organisation**

United Community Action Network (UCAN)

Q5. **Are you a City Housing tenant?**

No

Q6. **What is your connection to Wellington? (tick all that apply)**

I live in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?**

Yes

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Establish a Community Housing Provider

Q9. **If the Council did establish a Community Housing Provider, which option do you support?**

Option B: Leasehold CHP with broad responsibilities

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

Community Trust

Q11. **Are there comments you would like to make about the changes to city housing options?**

We want to see a real focus on the diversity of housing need, particularly among people with mental illness. We believe the constitution of the Community Trust will be very important for achieving this objective and hope there will be a full opportunity for consultation about the Deed of the Trust.

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

not answered

Q13. **Are there comments you would like to make about the landfill options?**

not answered

**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** not answered

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**Q20. Overall, do you support the proposed budget?** not answered

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**  
not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 659

**Login:** Registered

**Responded At:** May 15, 2022 09:53:44 am

**Last Seen:** May 14, 2022 21:41:25 pm

- Q1. **Full name:** Philip Squire
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I'm making comments on the proposed changes to encroachment fees. I do not agree with doubling the current fees. This is a sudden and marked increase from the current fees and appears to be simply a means to increase the rates take. I certainly agree that it is time to look at the policy and overall utility of the encroachment policy, including the 1 month licence. As it stands increasing the fees and not having a clear policy on the future, including a long term stable policy is not encouraging investment. If Council's outcome is to make maximum use, and thereby achieve a higher rates take on the existing reserves, then sudden increases, and lack of long-term stability gives current and potential leaseholders little confidence in investing in structures on road reserve. In addition, the proposal to link encroachment licence fees to land values is highly problematic and contentious. There is a huge variety of uses, land values, variations of value over time, value of structures etc etc. Again a top down approach regarding the utility of road reserve should be undertaken to understand Council's and residents needs. If indeed, Council desires to increase rates income, then options such as making it simpler to stop roads and sell the land to adjacent properties, and ensuring licence holders have a long-term surety of keeping their current encroachments would be beneficial. In summary, I do not support a 100% increase in encroachment fees, but support the current policy of a CPI adjustment, and a more careful look at the policy in the future.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 660

**Login:** Registered

**Responded At:** May 15, 2022 10:24:08 am

**Last Seen:** May 14, 2022 09:15:43 am

- Q1. **Full name:** Carolyn Scaddan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Group Submission Against Proposed 100% Increase in Encroachment Fees
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

We thank you for the opportunity to submit feedback to the Council proposal to increase encroachment fees by 100% under the 2022/23 annual plan.

**We also wish to make an oral submission to support our submission.**

**This submission is on behalf of a group of 61 residents across Wadestown, Khandallah, Karori, Ngaio, Northland and Wilton.**

We have also created an [online petition](#)<sup>1</sup> which has been signed by almost 500 people in the last week.

We have twice met as a group to discuss the Council proposal and have **met with Councillor Matthews**.

**We object to the proposal and in response make the following points: -**

**No Additional Services But Additional Fees** – The proposal is a significant change in contract. There is no change in the service provided, only a disproportionate increase in cost. Where is the reciprocity? What extra service is the Council providing for this additional fee? This is an arbitrary increase, and it is not in line with the other, more acceptable, increases applied in the WCC Fees and Charges Schedule; the encroachment increase is significantly out of line with these other increases.

**Contractual Imbalance** – Encroachment land is not, as the proposal suggests, equivalent to other lease hold land, as these contracts would normally have a long duration and clear terms for future payments and increases. Encroachments have no security of tenure. The Council can terminate the agreement at a month's notice or increase fees at will.

**Cost of Living Crisis** - This is a large and unexpected increase in cost at a time when most households can least afford it.

- This is compounded by the increase in rates, and the proposed increase in encroachment fees
- Rates increased by 13.5% last year and are set to increase by a further 9% this year
- Mortgage rates continue to increase, resulting in large increases in mortgage payments
- Rents are rising
- The general cost of living and is increasing alarmingly
- Fuel prices have risen
- People with businesses are struggling after the effects of Covid lockdowns
- The Government have issued a pay freeze for the three years
- Pensioners, in many cases, have limited resources.

This additional cost will seriously impact many people's lives and the benefit to the Council is relatively small (estimated \$1.5M) compared to its entire budget.

Doubling the fee in a single year, with less than three months' notice, is unfair and unreasonable, especially when only having an annual payment option.

*1 - petition URL -<https://www.change.org/p/object-to-the-100-increase-proposed-by-wcc-for-encroachment-rent>*

**Land Which is Otherwise Unusable** - We believe that these spaces are in most cases unusable for other purposes and are therefore not, in monetary terms, valuable land. They are often small sections of land, sometimes steep or with difficult access. There is no potential for housing development on most of these plots.

**Additional Costs Borne by Fee Holders** - The owners of the licence already spend time and money maintaining the land, in addition to the rent paid. In some cases, older or disabled people need to pay for the upkeep of the land. There are no costs borne by the Council.

**Loss of Rent** - If fees increase dramatically, a percentage of people may stop renting and the Council will not only lose the rent, but they will have the overhead of maintaining the land.

**Annual CPI Increases are Fair** - Residents support the current increases in line with CPI, but **we strongly object** to the Council's interim fee increase and the long-term options proposed.

**Disproportionate Increase** - The proposed changes under the long-term plan (option 4) suggest a charge of \$1200 per annum for 20M<sup>2</sup> which would be a rental increase of approximately **450%** (currently fee is \$14/M<sup>2</sup> = \$280 for 20M<sup>2</sup> In the example in the LTP states \$1200/ 20M<sup>2</sup>). This adds a disproportionate increase to an already large rate bill, for a relatively small section of land.

**Green Spaces** - In addition to being used for parking and garages, some encroachments are used as garden areas which improve the neighbourhood for everyone and sometimes serve as havens for wildlife. Please see below a couple of examples of small gardens on encroachment land. If the Council wants to make the city greener it should include affordable encroachment land. People are unlikely to pay the amounts suggested to keep these small gardens.

**Supporting Council's Climate Change** - A garage on encroachment land allows us to store bicycles, charge electric bicycles and electric vehicles, which helps support the Council's climate change action plan. Encroachments are important where there is no realistic alternative.

**Garages & Car Pads** – Having less cars parked on the streets means less street parking and therefore it makes it safer for cycling, for pedestrians and for emergency vehicles to get down the narrow roads.

**Lack of Clarity** - We believe that the information provided in the Proposal letter is not transparent, particularly on the long-term proposal and only after in-depth searching of the WCC website are the more detailed proposals and costs found. This should have been clearly conveyed to residents in the letter. Parts of the LTP document seem rushed and badly thought through.





**Respondent No:** 661

**Login:** Registered

**Responded At:** May 15, 2022 11:00:21 am

**Last Seen:** May 14, 2022 22:19:09 pm

Q1. <b>Full name:</b>	M Horan
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	Potentially I think a community housing provider should take this over. I would need more information.
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know

Comments on the Annual Plan.

[REDACTED]

The key issue that I would like to submit on is the planned increase to encroachment fees based on land value.

Thank you for drawing this to our attention through correspondence sent to our houses.

**I do not support the increase in the encroachment fees based on the “significantly increased land value”** as set out in the letter dated 7 April 2022 that I received. I have a cardeck on Grafton Road that I share with two other properties.

Parking is a critical asset in our neighbourhood for two reasons. **One, many of the houses have no road access at all – we are not a typical suburb as few houses have direct access to the road even if they are only a few metres from the road and few are able to have driveways.** Our suburb is built on very steep hills and with significant walkups. Secondly, the council has failed to have a policy to manage and preserve onstreet parking spaces especially when cardecks and new properties are built. The council has not had a policy to manage parking fairly or sustainably on the streets that my property accesses in Roseneath, Maida Vale Road, and Grafton Road. This means that parking is scarce and we are often forced to park illegally.

I live in a conclave of houses where there is NO road access. It is a 4 to 5 minute walk up a steep accessway to the road. **We would all love to have drive on access but we do not have this luxury that other suburbs have.** We have car decks when we can afford them and it took me about 8 years to be in that position. The car deck cost me \$40,000 on my mortgage to build. **Cardeck owners are not “lucky” people** – we live in houses that most people would consider unmanageable for their lifestyles and fitness levels. As noted above, the cardeck has become necessary as the council has not managed the onstreet parking sustainably or fairly.

You have repeatedly argued in your correspondence to me over the years when I have commented on the construction of cardecks that **the council considers it to be a bonus when we build car decks as it removes cars from the road and makes the road safer.** You may be aware that Grafton Road is a hotspot for dings with buses travelling on the narrow road every 15 to 30 minutes.

To be fair and consistent **you would have to charge properties with driveways** and all others who have pipes etc that cross encroachments or other council land. **You need to apply that same rationale of market value for land to all users of council spaces.**

I am extremely worried about the long term affordability of my house with this proposed increase and subsequent increases based on a rationale of “land value”. I, like my neighbours, could no longer afford to buy my own house if I had not done so 11 years ago and my house, with no road access, was the cheapest 3 bedroom we could find. **Housing is currently unaffordable. You propose to contribute to this and with regard to the use of an amenity, parking, close to our homes.** Only the very wealthy would have cars.

**Families could not afford suburbs with these encroachment fees** and the character of the suburb would change even further. Having no parking does not suit a family lifestyle that requires a car for school age children. As a parent a car is an essential part of the household for children that do afterschool activities and sport – these are a really important part of the quality of our children’s life and for building community and wellbeing. Those activities are not possible without a car as children need to be transported to sports fields and training at places public transport does not go. If I was to

bus my kids to a sports field in Churton Park it would take about 1.5 hours instead of a 15 minute drive. **Check the census for Roseneath – this suburb had significantly less children in it than Hataitai as the council has not managed the parking issues and it has resulted in families being driven out of the suburb.**

**You need a fair rationale for what you charge us. It should be in keeping with the rules that government has set for charges.** That appears to be administration costs only in this case. How much does it cost for you to administer this system? That is the rationale for the charge. We maintain the land under the cardeck (we just had the weedy tree things trimmed). What are council costs?

Parking is an amenity that many households need, especially families. In most suburbs it is accessible and taken for granted. Suburbs with high numbers of cardecks face incredible challenges already – **please don't make it harder for us especially on streets like mine where the housing challenges are already significant.**



**Respondent No:** 662

**Login:** Registered

**Responded At:** May 15, 2022 11:15:50 am

**Last Seen:** May 14, 2022 22:34:58 pm

- Q1. **Full name:** Nigel Woolf
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>My comments relate specifically to encroachment licence fees. I see many issues with the proposed increase. Firstly, the timing and amount (double the cost!!!) for this proposed increase is terrible and on the face of it seems excessive. Families are already struggling with the highest inflation we have seen for many years and you want to add to the burden and make the problem worse? This will only exacerbate an already dire situation. Businesses and landlords with encroachment licences will have no choice but to pass the cost onto their customers and tenants making inflation worse and families struggling to pay the bills will be forced to go without other essentials. This move is contrary to making Wellington a livable city for all and will make the cost of living in Wellington unsustainable for many. From a principles and practice point of view, setting encroachment licence fees (which for all intents and purposes are rent or a lease) by property prices seems to be a flawed approach. It would be far more appropriate for the licence fee to be linked to market rentals and leases. If prices are to be linked to property prices, then the timing is questionable as house prices are now falling and commentators believe prices will fall as much as 20% from their current lofty heights. It would be more honest to wait until prices settle or to adopt a far more conservative increase rather than set the encroachment licence fees based on house prices at the peak of the market.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 663

**Login:** Registered

**Responded At:** May 15, 2022 11:28:28 am

**Last Seen:** May 14, 2022 23:08:52 pm

- Q1. **Full name:** Carolyn Scaddan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

Thank you for the opportunity to submit feedback to the Council proposal to increase encroachment fees by 100% under the 2022/23 annual plan.

I support the current fee structure - where the annual fee increases in line with CPI - but I oppose the proposal for an arbitrary 100% increase and also the further changes outlined in the Long-Term Plan (LTP).

In response, please note the following points: -

### **Service**

- The proposal is a significant change in contract but there is no change in the service provided, only a disproportionate increase in cost; this is unreasonable. What extra service is the Council providing for this additional fee? The Council incurs no cost.
- Encroachment land is not, as the proposal suggests, equivalent to other leasehold land which would normally have some security, a long-term contract and clear terms for future payments and increases. Encroachments have no security of tenure. The Council can terminate my agreement at a month's notice, or increase fees at will. I would like to improve my garage, but I worry I may not be able to afford to keep it if option 4 in the LTP is adopted.
- I use my garage to store equipment and my bike.
- If I decide I can no longer afford my encroachment, the council will lose revenue.
- My garage is on encroachment land that is not adjacent to my home (my garage is across the street). I therefore do not have the option to buy it, which to gain future security of my garage, I would like to do. The LTP information states that the encroachment land on which my garage is built will be rated on the value of my neighbour's land.
- These encroachments are, in most cases, unusable for other purposes and are therefore not, in monetary terms, valuable land. The land cannot be used for housing development because they are too narrow.

### **Finance**

- This is a large and unexpected increase in cost at a time when my mortgage payments are about to rise significantly - the rate will increase by more than 2.5%.
- My rates increased last year by 13.5% last year to just under \$5,000 PA and are set to increase by a further 9% this year.
- The general cost of living continues to increase, and the Cost of Living Crisis has made this more acute.
- The Government has, conversely, frozen my pay for the next three years.
- Doubling the fee in a single year, with less than three months' notice, is unreasonable and unaffordable for me.



**Respondent No:** 664

**Login:** Registered

**Responded At:** May 15, 2022 11:33:16 am

**Last Seen:** May 14, 2022 23:28:38 pm

- Q1. **Full name:** Geoffrey Charles Potts
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** not answered
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 665

**Login:** Registered

**Responded At:** May 15, 2022 11:44:14 am

**Last Seen:** May 14, 2022 23:29:18 pm

Q1. **Full name:** Geoffrey Robert Burns

Q2. **Phone number:** [REDACTED]

Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual

Q4. **Please name your organisation** not answered

Q5. **Are you a City Housing tenant?** Yes

Q6. **What is your connection to Wellington? (tick all that apply)**  
I live in Wellington  
I work in Wellington  
I study in Wellington

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

If all Wellington city council tenants pay the same rent per year as me, they collect \$24,492,000 per year, 1900 units & 3000 tenants. I think that should be enough for maintenance to ensure safe warm dry homes for their tenants. If they're, (council housing), in debt, they're probably spending the rent on other things. Council operating deficit \$10 million and growing. Plus up grade shortfall \$280 million. My council bedsit has kitchen bathroom lounge/bedroom, it's not flash but it's got everything I need, I'm happy to do without it getting up graded. If my bedsit is anything like other council units, I'd expect double glazing and a jacuzzi for the money council thinks it needs to spend. I don't know why central government expects city councils to set up a Community Housing Provider to qualify for an income related rent subsidy. The city council all ready is a community housing provider, ffs. If I was only paying 25% of my income on rent maybe I could start saving for my retirement. Unfortunately even if Wgtn c c get central govt funding for IRRs, I won't qualify for a rent reduction to 25% of my income because current council tenants will still be council tenants and not CHP tenants, meaning council tenants will still be required to pay rent at 75% of the market rent, i.e. 75% of about \$1000.(I don't know what the council thinks the market rent is because I pay under \$200 rent per week, not \$750 which I would be paying if market rent was \$1000)

Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
	I oppose building another tunnel through Mt Victoria. I also oppose council support of the airport expansion. Stop building roads, we already roads from everywhere to everywhere. Increase public transport.
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 666

**Login:** Registered

**Responded At:** May 15, 2022 11:51:45 am

**Last Seen:** May 14, 2022 23:39:27 pm

- Q1. **Full name:** Ben Walker
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I'd like to raise concerns about the encroachment fee increase. The 100% increase is an unreasonable jump and would like to see that spread out over a number of years, particularly considering the already increasing council rates. I'd also like to oppose the idea that it would be tied to the adjoining land value as that is irrelevant to its usage and would bring it to unaffordable levels. In our case, our land value is 95% of our capital value and with such an increase we would be forced to annex the encroachment completely and leave it for the council to manage.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 667

**Login:** Registered

**Responded At:** May 15, 2022 11:59:50 am

**Last Seen:** May 14, 2022 23:36:25 pm

- Q1. **Full name:** Alison Cadman
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Dwell Housing Trust
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Please see attached document
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

## Submission to the Wellington City Council Annual Plan 2022/2023

Dwell Housing Trust (Dwell) is a registered community housing provider that has been operating in the Wellington region for over 40 years. We provide affordable, quality housing for people on low incomes or in need. Building on our history and wealth of experience, we provide a range of housing services including:

- Social and affordable housing for people in need.
- Supportive housing for people with other needs such as mental illness and intellectual disabilities.
- A shared home ownership programme for first home buyers.
- We manage homes for other organisations.

Dwell is also a developer of affordable housing and has successfully completed several new build developments since 2009.

Dwell, and its predecessor organisation Wellington Housing Trust, registered with the Community Housing Regulatory Authority in 2014 and we were part of all government policy and funding initiatives prior to this and since.

Thank you for the opportunity to present our views on the Wellington City Council (Council) Annual Plan, specifically on the question "How should we fund City Housing?"

### General comments and concerns

1. We acknowledge that Council, City Housing and their current tenants are in a difficult position due to central government policy.
2. While we do support the Council setting up a CHP we are concerned about the impact on the City if all new Council CHP tenants are to come from the Housing Register. If City Housing becomes a CHP that only focuses on new tenants being those eligible for social housing through the Housing Register then a large stock of below market rental housing is lost to the City, and a significant number of people.
3. Wellington has some of the highest market rents in NZ. As Council knows there is a chronic shortage of affordable rentals in Wellington City. There is a continued need for below market rentals and this need is predicted to continue for many years to come. To remove a large stock of homes that provide below market rents will have a massive effect on people who cannot access social housing yet they are in housing need. Essentially Council seem to be saying that from the time the CHP is established unless people are the most vulnerable and have the highest need they will not be able to access the City Housing CHP homes. What about the people who do not qualify to be on the Housing Register, or can not access it for whatever reason, yet are experiencing housing and financial stress?
4. Without any government funding for providers to provide non-IRRS below market rentals will there be support from Council for the CHP to continue to provide below market rentals to new tenants, not on the Housing Register, as well as current tenants?

5. How will Council access the IRRS for new tenants when the government criteria for new public housing tenancies requires **"additionality"**, which for current CHPs means it is mostly only available when there is new supply? Meaning new builds, not existing stock.
6. The issue of how City Housing is managed and its model has been debated by Wellington City Council for decades. It is clear that a new model of management and governance is needed. The city needs a model that enables the organisation to be nimble and agile. A model that will enable the organisation to manage its business in a efficient and appropriate manner that also means it can be responsive to community needs. The organisation needs more authority to manage its business with a governance structure that ensures the right outcomes for the assets, the community and the people who live in its homes. We therefore see the move to a CHP as positive for City Housing, its tenants and the City.
7. CHPs are regulated by the Community Housing Regulatory Authority which means the new CHP will have to meet a set of performance standards managed by an independent government agency who understand social housing and the needs of tenants. Something that City Housing does not have to do now.

#### Future considerations

8. Whatever model is chosen, how will Council support an overall regional approach to housing need and growing affordable housing not provided by central government?
9. Council is not only a provider of housing it is also an entity that can use various means to facilitate more affordable housing. It is disappointing to see the consultation only focusing on making City Housing CHP when this CHP will be part of a housing system that Council can influence.
10. Council in 2022 was part of developing, and agreed to, the Wellington Regional Leadership Committee's "Regional Housing Action Plan" (RHAP). The RHAP includes these goals:
  - **Iwi/Maori housing provision: Provide regional support to iwi/Māori housing provision, in alignment with the Government's Māori Housing and Innovation (MAIHI) Framework and the Māori Housing Strategy.**
  - **Upscaling Community Housing Providers (CHP's): Plan with CHPs to support and upscale at a regional level through leveraging private/public partnerships and other tools.**
11. Wellington City Council's Housing Action Plan 2020-2022 stated that Council will have Strategic Partnerships and:
  - **particular focus will be with Kāinga Ora, Universities, mana whenua, and Community Housing Providers.**
 It also states:
  - **We will support the housing sector in providing for our vulnerable communities by continuing to provide social housing and actively facilitate the growth of community housing providers in Wellington.**
  - **Using our current relationships across the wider housing sector to enable more, better, faster responses to opportunities in the housing space – this includes growing the Community Housing sector and identifying options to unlock land owned by the Council, Crown, and/or privately for development.**

12. At Dwell we have not had any approaches from Council to work together on these actions! Our concern is therefore Council will focus on their own CHP and not support the growth of other CHPs in the City, or Greater Wellington Region. We believe our housing crisis requires a "all hands-on deck" attitude. So apart from trying to ensure City Housing is financially viable how will Council ensure that they support all CHPs to grow and reach their potential to meet as much housing need as they can? What incentives will WCC put in place and how will they facilitate growth in the CHP sector?
13. We have for many years been advocating to Council that they have a clear policy on how they support CHPs. This is needed to give certainty, create consistency and aid our planning. Many other councils have policies for facilitating the growth of CHPs with initiatives such as waiving developments contribution, grant funding, offering lending at rates they can borrow, and offering surplus land. Council has been supportive of Dwell in many ways over a number of years and we have been extremely grateful. This support has facilitated more housing. However, each development we undertake requires us to advocate to Council for help and there has been no consistency.
14. Dwell needs to play a bigger role in keeping Wellington a vibrant, fair city. We currently have a build pipeline that when realised will see us build over 60 homes in the next 2-3 years. We have the potential to provide more housing and a variety of housing types to a diverse range of people. Our housing crisis is now affecting more than just low-income families. We hope that a Council CHP will work alongside other CHPs and not affect our ability to do more.
15. There is mention of revenue from the properties Council leases to the new CHP. We believe Wellington City Council like other councils should set aside money from the lease income to offer a stable, on-going special fund that supports all CHPs operating within Wellington City. This fund could for instance pay the development contribution of any registered CHP building new homes in Wellington City. Using this income stream, Council can make a commitment to support all CHPs to increase the amount of new social housing available in Wellington. We would welcome this to be a standard waiver that reduces cost and risk in all our future projects while at the same time achieving public good.

Alison Cadman

[REDACTED]



**Respondent No:** 668

**Login:** Registered

**Responded At:** May 15, 2022 12:26:05 pm

**Last Seen:** May 14, 2022 23:08:39 pm

- Q1. **Full name:** Luke Ryan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The land that we pay encroachment licenses on has absolutely no use to anyone, it has no buildings on it, just a fence, which stops members of the public falling off the footpath and into the Karori stream. In consultation with the WCC and at our cost we paid to put a nice fence up planted trees and shrubs and maintain the strip of land at our cost and also pay the WCC for the privilege. The WCC should actually be paying us to look after it for them! We were encouraged at the time by the WCC to take over their responsibility and we were assured there would be a very minimal yearly fee. The council need to keep their word! For the WCC to even consider putting the fee up is ridiculous but to suggest increasing it by 100% is just outrageous! I would expect this crazy idea to be thrown out of the proposed budget. Regards Luke Ryan

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 669

**Login:** Registered

**Responded At:** May 15, 2022 12:30:57 pm

**Last Seen:** May 14, 2022 23:55:03 pm

- Q1. **Full name:** Lynley Jones
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Generally, I do not support increased rates and feel the council should be sticking to core services in order to restrain rates increases. I don't support council spending on projects that reduce accessibility for the disabled or those unable or disinclined to use bicycles, such as the Evans Bay cycleway, or the removal of car parking from city areas. Submission on Encroachments In particular, I do not support the proposed changes to encroachment fees. While I don't disagree that it is reasonable to increase the existing fixed fee, the current proposal is unfair. The council intends to squeeze a captive group of 6,000 ratepayers, based on factors that they have no control over - location of their home, an historical encroachment licence that was attached to it when purchased, and land value. Rateable values and rates go up but never down. The preferred option will lead to 'substantial and potentially unaffordable fee increases for some current licence holders', which is the reason given for not opting for Option 2 (heightened flat rate). The figure given as an example in the plan (Fees would increase from \$267 for a 20m2 encroachment to \$533) is substantially lower than the example in the detailed document, which is 'For a property with rateable land values \$2000/m2, an annual encroachment fee for a 20m2 road reserve could be \$1200 per year'. The latter figure reflects a more realistic impact for many of us, a fifth rates bill amount per year, which is frankly unaffordable on fixed or low-average incomes. Is the council going to have a rebate system for low-income leaseholders? The reasoning in the plan is 'But this is the right approach to ensure we are getting fair value from our assets.' However, under Option 4, it is acknowledged in the detailed document that 'the square metre value of the property may bear little relationship to the value of encroachment land'. Many encroachments would have little or no value to the council. It has no actual value to Council other than as an option in the future to retake the encroachment back for road widening or other Council purposes – this is not comparable to property market value. My encroachment is a small piece of land that sits under a steep hillside with no buildings immediately adjacent on its side of the road. It is difficult to access for parking and is several house numbers down the street. All the council would be able to do with it is pay a contractor to cut back the bush, which it wouldn't need to do as it is surrounded by bush in any case. We wouldn't have sought its use had it not come with the house when we purchased it and been affordable. It will become unaffordable with this change. Further, the council does not even consider this encroachment as related to my property as when I once inquired about an option to purchase that was referred to in some council information that was sent out, I was told that as it is not adjacent to my property, it is ineligible for purchase. The amount it would have cost then (many years ago) was also completely out of alignment with its use and value to us. My understanding is that the purpose of most road reserve encroachments is to get vehicles off the road. This change will have the opposite effect, we will just park on the road as the benefit of the encroachment is not worth \$1,200 a year (\$6,000+ over 5 years). At least homeowners will be able to drop the lease. Tenants will have no such option when landlords inevitably pass this increased cost on to tenants, exacerbating the already high cost of rental accommodation in Wellington. It also seems that this change will inevitably have higher administrative costs to the council than the flat fee if assessments are going to be consistent and fair. A neighbouring group of ownership flats have their encroachment parking areas on different streets, depending on what apartment they own. How is this going to be fairly assessed? I believe that a modest increase in the current fixed fee is a better option if the fee must be raised. Even that will cause some hardship to this group of ratepayers in today's climate of high inflation and low to no wage increases.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 670

**Login:** Registered

**Responded At:** May 15, 2022 12:35:24 pm

**Last Seen:** May 14, 2022 23:28:49 pm

- Q1. **Full name:** Geoff Morphew
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

Geoff Morpew

[REDACTED]  
[REDACTED]

15 May 2022

Submission to Wellington City Council

ANNUAL PLAN 2022/23

REVIEW OF FEE STRUCTURE FOR ROAD ENCROACHMENT LICENCES AND LEASES

Please consider the following:

What is the justification for a 100% increase in the encroachment fee in 2022. If the fees were last reviewed in 2011, the reserve bank inflation calculator (<https://www.rbnz.govt.nz/monetary-policy/inflation-calculator>) indicates an approximate 21% increase in the cpi over the time period. How can you justify a rate increase 5x greater than inflation? There is no reason that these fees should be linked to house prices rather than cpi ? Would you **reduce** the fees when house prices drop (as is already happening)?

#### **Option 4**

Why should encroachment fees be based on land values? They could not be sold in an arm's length transaction as the land itself has little value in its own right.

Who sets Land Values? Recent rate valuations appear to have increased land values by up to 80% with no clear indication of how this was done. These aren't market valuations, so any proposal to use these figures to determine road encroachment fees is fundamentally flawed (as well as being immoral).

Existing residential properties have been purchased with known road encroachments on the assumption that these would not be unreasonably increased. In the case of my own property, using the council calculation under Option 4, the increase would be from about \$200/year to around \$4,000/yr. **This would represent an increase of approx. 2,000% (Two Thousand Percent)!**

How could this in any way be deemed "fair"?

**WE ARE ALREADY DEALING WITH HUGE RATE INCREASES WELL ABOVE THE RATE OF INFLATION. THIS ADDITIONAL, UNJUSTIFIED, MONEY GRAB SHOULD NOT PROCEED.**



**Respondent No:** 671

**Login:** Registered

**Responded At:** May 15, 2022 12:35:51 pm

**Last Seen:** May 14, 2022 23:15:35 pm

- Q1. **Full name:** Chris Fox
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- This sentence is very surprising - Without new sources of funding, City Housing will run down its financial reserves and will not be able to meet its costs of operating and upgrading beyond 2022/23. What has been done in the past and why are we being asked about long term solutions when CH looks to be already operating in a fragile state. Or is there a solution ready to be rolled out, government guarantee or similar? What contribution does central government offer?
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**
- Why can the Waste to energy incineration not be run in parallel?

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Support
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Do not support
Q20. Overall, do you support the proposed budget?	Neutral
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	
Suggest encroachment fees are added to the rates for each property impacted. Our \$100 per annum could be an extra line and it will make considerable administrative savings once implemented.	
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	<div style="background-color: black; height: 15px; width: 100%;"></div>

Other key points to note under **Key Projects**:

### **Governance**

- Before extending the engagement with others please get your own house in order first. The performance of this current Council is alarming. It is surprising commissioners have not been appointed. Wellingtonians need better
- Wellington needs to focus on the basics of running a city as opposed to all the ideological plans of many of the councillors

### **Environment**

- Focus on the basics, investing in drains (including regularly clearing gutters and traps before the rubbish ends up in the harbour), repairing water leaks, water supply etc
- Basic cleaning of streets and weeding roadside gardens would be a big help
- Cleanliness of the central city area needs considerable improvement – Courtenay Place looks scruffy and uninviting
- Make Wellington a much safer place to live work and play. The Poneke Promise sounds positive but we need a great police presence on the ground and central government committing to better policing and control of, and reduction of, gangs

### **Economic Development**

- To increase the rates take we need to have people in the city supporting the businesses....so the central city is attractive and a place people want to visit
- Work with central government to encourage workers coming back to the city
- Allow parking so people can come into the city to spend money – don't remove parking

### **Cultural Wellbeing / Social and Recreation and Urban Development**

- I am in agreement with the majority with the exception of the refurbishment plans for the current library – how it suddenly obtained heritage protection is staggering

### **Transport**

- Let's Get Wellington Moving!!!! Work together and get stuff done!
- There is a move to more sustainable transport including EV cars, buses and electric planes – stop the ideological nonsense that cars are bad and we should ban them or stop using them. The majority of people need cars to get around so let's work together to make sensible solutions. When I get told by a local government representative that I can visit Bunnings in

Lyall Bay, buy my timber and take it home on the bus (and yes this did happen) then I know we are in serious transport trouble!

- Instead of removing parking everywhere and creating more and more cycle tracks we need to use our cars to get around. While we have had a good couple of months weatherwise we will soon return to wet and windy conditions and the majority of cyclists will again move back to car and public transport. Removing parking around the hospital just to put in a cycle
- Please refer to (my) earlier submissions about transport options and develop some sensible plans that are workable within the geography Wellington has, and the population to support the investment and usage
- Bring back the Airport Bus sooner – we need to get to the planes!



**Respondent No:** 672

**Login:** Registered

**Responded At:** May 15, 2022 12:41:19 pm

**Last Seen:** May 15, 2022 00:27:46 am

- Q1. **Full name:** Mel Gurney
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I strongly disagree with the proposed changes for road encroachment. We are already paying almost five thousand for rates and doubling road encroachment for a small cottage and both of us being on a fixed income is becoming unmanageable. We even have to pay someone to mow the Council grass verge.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 673

**Login:** Registered

**Responded At:** May 15, 2022 12:51:05 pm

**Last Seen:** May 15, 2022 00:45:46 am

- Q1. **Full name:** Gwyn Morpew
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Neutral don't know
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Neutral don't know
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Neutral don't know
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Neutral don't know
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	Don't know
<p>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</p> <p>Please see attached Submission Document regarding the Proposed Encroachment Fee Structure Options</p>	
<p>Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</p>	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>

Gwyn Morphey

15 May 2022

To: Wellington City Council

**Submission: Encroachment Fee Structure Options**

To whom it may concern:

1. Please accept my submission on the proposed options the council have communicated regarding changes to the current Encroachment Fee Structure within the council's 2022/2023 Annual Plan in the document entitled "ATTACHMENT - REVIEW OF FEE STRUCTURE FOR ROAD ENCROACHMENT LICENCES AND LEASES".
2. My submission specifically relates to Option 2 and Option 4 described within the attachment.

**Option 2**

3. Ratepayers need the council to be accountable for the money they spend on behalf of ratepayers. As such, I support the information set out in Option 2 as recommended in the attachment because it is simple to administer and will not require a significant increase in the council efforts (costs) to administer.
4. In good faith to ratepayers, these Option 2 increases should be **phased in** over a period of 3 years. This is based on:
  - a. The cost of living crisis
  - b. The high 13.5% increase in rates last year
  - c. The additional 8.8% increase in rates proposed this year, resulting in an already shocking increase of over 22% in two years
  - d. The continued loss of ratepayer support of the Council due to the increasing approval and spend on perceived non-mandatory, non-urgent projects which have, in some cases ignored alarming numbers of public opposition
5. I strongly oppose the consideration of Option 4 as noted in the Officers recommendations for the 2024 Long Term Plan because:
  - a. It is difficult and likely costly to administer. This administration effort is an irresponsible spend of ratepayer money and provides no tangible value to the community.
  - b. Land Values are arbitrarily set - a decline in house prices rarely results in a decline in land values
  - c. It can be inequitable among residents living in the same area
  - d. It will cause, in many situations, **an additional 900% increase in the fee**; this is above the Option 2 increase of 100% already imposed. This increase is completely unreasonable.
  - e. In most situations, these encroachments **have no other use** for council or anyone other than the property owner; the high fee will result in many parking structures being demolished by the property owner to eliminate the need for a licence, thereby contributing to the parking issues on Wellington residential roads and reducing the encroachment fees Council can collect in the future.
  - f. This is unfair to long-term residents who have owned their home for a lengthy time period, potentially inter-generational, and who are and have always been responsible for the maintenance and upkeep of the land. The untenable increase will force many to sell their homes, will likely decrease the value of the home, reduce the RV of the property, and ultimately the funds Council will receive from the rates.
  - g. If this option is still to be considered within the 2024 Long Term Plan, ratepayers will expect further opportunity for public consultation as there are so many factors to be considered which will likely have unintended consequences if ignored.

Thank you for your consideration of my above points.

Kind regards,

*Gwyn Morphey*



**Respondent No:** 674

**Login:** Registered

**Responded At:** May 15, 2022 13:03:00 pm

**Last Seen:** May 15, 2022 00:20:42 am

- Q1. **Full name:** Janice Fay Swanwick
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Keep lobbying the government as well. The current situation with tenants unable to access the accommodation supplement is discriminatory and inequitable. Also, existing tenants need to be able to access it if a community housing provider takes them over.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

**Q13. Are there comments you would like to make about the landfill options?**

This is the best of bad choices. At least it doesn't take up new land. It would be irresponsible for Wellingtonians to have our waste trucked as far away as Marton. However, I would like to see much more emphasis on helping to set up a far wider range of recycling/reusing options eg more choices for plastics including single use plastic lined coffee cups (and the so-called compostable lids which need the heat of commercial composting facilities to break down, not home composting), and extending the Miramar green waste trial citywide. The waste to energy incineration initially sounds tempting but it would over time likely need to increase the amount of waste as it runs out of feedstock. However, it would be good to cover the landfill in such a way that it could be 'mined' for energy if safe, sustainable and effective technology is developed in the future.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** Do not support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** I support the proposed budget

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

There is one aspect of the Budget I do NOT support and that is increasing encroachment fees. Ours will double to approximately \$1,600 for 131 square metres of cardeck/shed. Our 2021/2022 rates are \$3,825.94 on 1118 square metres, including potable water and wastewater which the structures on road reserve do not have. Do the maths (I haven't got time as I have to go to work shortly to pay rates and fees!) - there is a huge difference in value. A 100 percent rise in encroachment fees (not even the inflation rate is tracking anyway near that) is highly inequitable. It is penalising Wellingtonians whose land the council permitted to be subdivided without direct access to a road. In many cases paths and steps to dwellings cross a considerable amount of land before reaching the section boundary but the council gives no help with upkeep. Additionally many of us keep reserve land tidy - in our case planted with many natives at our own expense and time. We will also be hit with a double whammy, with much of our property about to become a Significant Natural Area. I actually support this because I believe in saving biodiversity from development. But as it stands we will be expected to continue pay rates for land with no economic value to us, that we will have to maintain and, I suspect, allow access to the public, as well as increased encroachment fees. Council should give a rates rebate on SNA land. Or consider swapping our SNA land to add to the town belt, for some of our encroachment land. A win-win for us and for biodiversity.

**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

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not answered



**Respondent No:** 675

**Login:** Registered

**Responded At:** May 15, 2022 13:17:35 pm

**Last Seen:** May 13, 2022 02:45:07 am

- Q1. **Full name:** Lucy Telfar Barnard
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** He Kāinga Oranga Housing and Health Research Programme, Department of Public Health, University of Otago, Wellington
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust

**Q11. Are there comments you would like to make about the changes to city housing options?**

He Kāinga Oranga recognises that having WCC run City Housing prevents access to income-related rent funding, and that access to that funding would be beneficial to both WCC and tenants. Goals of public housing include ensuring tenants have access to decent quality homes at an affordable rent in safe, well-connected neighbourhoods. Inability to access income-related rent funding reduces WCC's ability to maintain City Housing to a decent standard, and reduces tenants' ability to afford the rent on their homes. WCC establishing a CHP, and thus enabling access to income-related rent funding, is a logical step given current housing policies. He Kāinga Oranga supports Option B, under which council-owned housing is leased to the new CHP, with the CHP having broad responsibilities. Option B provides a middle ground between the opportunity to increase housing supply, rental affordability, and sustainability over time; and the need to meet Council obligations to ratepayers under the Local Government Act. We expand below upon our rationale for support for Option B, and additional recommendations regarding the changes.

1. Governance. Of the CHP ownership and governance structures WCC has proposed, we support establishing a Trust rather than a company structure. If well-established through the Trust Deed, a Trust provides an opportunity for financial viability and input from various interests at a governance level, and lowest risk of the new entity selling the social housing portfolio and assets. Its purpose would be to provide community housing per legislation and standards set out by the Community Housing Regulatory Authority. We recommend that the

Trust Deed clearly state the values and purpose of the Community Housing Provider and Trustee positions, and specify maximum terms, and processes for nominations and selection, to ensure Trustee rotation. We recommend that the Trust board has at least eight Trustee positions, to ensure diversity in the the board's composition, so that skills and experience support the Trust's purpose and the interests of different groups. We do not believe five Trustees would be sufficient to fulfil this purpose. We support the proposal that positions be nominated by Council. We also strongly support the proposal for nominations by mana whenua in accordance with Te Tiriti o Waitangi. We also recommend, in addition to the tenancy advisory groups proposed, that the board include two nominated tenant positions. WCC should seek input from tenants, groups with diverse interests, and networks in the broader community, to establish the CHP board composition, organisational structures, and decision-making processes. We also agree that there is an opportunity for the CHP Trust Deed, and organisation values, purpose, and policies to clarify the new entity's role in addressing homelessness, prioritising sustainability and wellbeing goals, and reducing inequities in housing for the groups suggested by WCC in the discussion document.

2. Tenant wellbeing We share the Council's concerns about financial hardship and tenure security for tenants. We support the establishment of a CHP because it will reduce financial hardship for new tenants. However, we are concerned about the financial hardship some current City Housing tenants face. The inequity in the financial support available to low-income households living in City Housing, compared with those living in Kāinga Ora and other CHPs, has further segmented the housing market and reduced overall access to affordable housing in Wellington. We agree that WCC and the CHP, once established, should speak with tenants, and partner with MSD, MHUD, KO, and other CHPs, to address these inequities. Existing tenants have a clear opportunity to access an income-related rent subsidy (IRRS) during the housing upgrades if they are eligible. MSD can assess households required by the CHP to leave their tenancies, against the public housing eligibility criteria, and place those eligible on the public housing register. If timed well, the CHP could work with Kāinga Ora and other CHPs in Wellington with vacancies to re-house people according to their preferences. Alternatively, given the purpose of the upgrades, the CHP could seek agreement from MHUD to temporarily lease houses from private landlords and attract an IRRS for eligible tenants until properties are available when the upgrade is complete. Existing City Housing tenants/CHP tenants can apply for entry to the public housing register and for MSD to assess their situation against criteria of housing, suitability, affordability, accessibility, and sustainability; though we would also like to see these criteria include housing quality and security of tenure. Tenants who meet the criteria can apply for re-housing, and move into a new house when one becomes available, with a new tenancy and access to an IRRS. In some circumstances the move may be within the same CHP, or to Kainga Ora or another CHP. Similar processes are used by existing CHP's. For households not eligible for an IRRS, we agree that the Council should continue to offer rent relief and rental caps short-term. However, the CHP should also explore options that give these tenants greater security of tenure. Some existing tenants may be financially able to pay market rent which the CHP can use to cross-subsidise other tenants. The CHP could also support eligible households to enter shared homeownership through partnerships with other providers over time.

3. Financial viability We support option B on balance, as it provides a middle ground between the opportunity to increase housing supply and Council obligations to ratepayers under the Local Government Act. Option A would provide the quickest financial vehicle and an immediate opportunity to borrow against the current asset base and leverage capital to build new housing supply and upgrade existing homes. It would also support the CHP to quickly realise an ability to cross-subsidise development and rental activities within the housing portfolio. However, we also acknowledge the impact of selling the assets to a CHP on the Council's ability to borrow capital and meet its obligations to ratepayers under the Local Government Act and commitment to the Crown via the Deed of Grant (2008) to fund housing upgrades and deliver social housing until 2037. We agree that Option B would increase the portfolio's sustainability in time. It also allows a CHP to gain additional capital and operational investment through MHUD, and proposed Council capital from low-interest loans and low-cost land to build new housing. Therefore, in future, this allows a greater cross-subsidy between CHP activities, reduces Council deficits, and increases housing affordability and sustainability for new tenants. We recommend Council review its proposal, to provide capital investment through low-cost lending and land, on an annual basis, to ensure the CHP is as responsive as possible to the demand for affordable and public housing and can complete the upgrades within the timeframe proposed. However, any CHP's financial viability and sustainability depend on central government policy and resource allocation. Although the proposed 30-year lease agreement does provide some reassurance, a risk to the financial sustainability of public housing remains from a change in government leadership, housing policy (including IRRS policy), and/or a reduction in resource allocation to CHPs. We recommend that the Council advocate cross-party commitment to public housing and a high-level agreement across Government for a long-term public housing strategy (30 years), supportive policy, and adequate resources for public housing.

**Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered

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**Q13. Are there comments you would like to make about the landfill options?**

Our submission does not cover changes to the Southern Landfill

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** not answered

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**Q20. Overall, do you support the proposed budget?** not answered

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Our submission does not include these additional questions, or the proposed budget.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 676

**Login:** Registered

**Responded At:** May 15, 2022 13:20:50 pm

**Last Seen:** May 15, 2022 01:15:45 am

- Q1. **Full name:** Helen Grove
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

I am Helen Grove and I am a medical lab technician at Wellington Hospital and am living in Pōneke. The decision about the future of the Southern Landfill will have a large impact on the future of our city, the environment, and the future people and rangatahi of our city - this is why it is so important that we discuss all of our options thoroughly, edit the options till they are the best possible solutions and to make sure that the voice of the people is heard. In my opinion, the options presented are

not currently adequate. When we pick an option we must consider them by criteria; what is best for the environment, what is best for the people (in the short-term and long-term), what is the most ethical, and what is a long-term and sustainable (in terms of financially and environmentally) option. Option #3, is not suitable because: It is not an ethical choice as it is essentially us passing our problems on to another group of people - we are the capital city, with a relatively large population, and passing on our mass amount of waste to another community is not us taking ownership of waste and it is not an ethical solution. The option also doesn't specify if Wellingtonians will have a say in what methods of waste disposal are used (largely due to the fact that there doesn't seem to be a suggested model, which is understandable as it's something the WCC can't come up with on its own). Because of this, it means that if the council we 'partner' with, chooses to turn to an alternative way of waste disposal, there isn't a written guarantee that Wellingtonians will have to have a choice in how things go. There is the added issue of transport: transporting the waste out of the city will have a bigger financial impact and will emit more carbon emissions. The transportation aspect over decades will have a much larger environmental impact and that outweighs any positives of choosing this option. It is not necessarily a long-term solution, if the council to whom we distribute our waste to eventually decides they no longer want to dispose of our waste then we will be sent right back to square one, in a far more vulnerable position with no adequate infrastructure to deal with. It is better to come up with a solution that we control and therefore have the ability to protect our city from a potential crisis. Option #2, is not suitable because: The main issue with this option is the impact it will have on air quality and the ozone layer. This option includes us burning waste and converting it into energy - by burning the waste we will be emitting mass amounts of Greenhouse gasses into the atmosphere which will contribute to destroying the ozone layer, an already time-sensitive issue that impacts the environment (less protection from the sun) and the people's health (skin cancer), and to lowering the air quality, which will have a negative impact on people's healths (seen in other cities facing air quality issues) and the local ecosystems. Although I recognise how the negative carbon footprint will be offset by energy generated, making more energy is not a priority for us as a nation (as we already have a successful and progressive clean and renewable energy industry) and is not worth the negative impact on the environment, air quality, peoples health, and the ozone layer. As both options #2 and #3 are unsuitable solutions, that brings us to option one, which although it is the better of the three, it is not at the point where we can agree that it is an ideal solution. Option #1 in comparison with #2 and #3 has minimal negative impacts on the environment (no more than it has right now with the current 2022 Southern Landfill) and has the agreement of the local community (the people of Ōwhiro have accepted the idea). Although the option meets a large part of the criteria as it's Relatively environmentally conscious Relatively Ethical A sustainable solution financially and as it has a high rate of success There are only 2 issues with the option: It is not a long term solution It doesn't align without reduction of waste goals, unless the option reaffirms the relationship between this idea and the waste minimisation scheme. Option #1 has the expectancy to last for only 20 years. This raises the question (which the council has not addressed) of what will happen in 20 years when Option #1 has reached its limit. We will essentially be back to square one, having to repeat this entire process, except we may be cornered into picking solutions we would strongly be against right now - for example having to expand into Carey's Gully, which thousands of Wellingtonians have recognised to be a terrible and unethical decision. In order to make Option #1 an ethical solution, it must have a long-term plan, because as it stands now, it is a short-term solution. We must think ahead and think about the kind of future we want for Pōneke. Continuing to make short-term solutions means we are leaving these issues for future generations. The council seems to have recognised how this is not a long-term fix, shown in its title alone 'piggyback option', implying it's not a long-term solution and instead of a stepping stone. Ways the council could make this a suitable option would be creating a model as to how it will be handled come 20 years, reaffirming that options such as #2, #3 or the Carey's Gully expansion idea will not be accepted in 20 years, reaffirming the relationship between the waste minimisation scheme OR coming up with another solution that is an ethical, environmentally conscious and LONG-TERM solution. This ties in with the 2nd issue of this option, how it hasn't reaffirmed the relationship of the option with the waste minimisation scheme, which would align it with our waste reduction goals. As of right now, the city hasn't been able to focus on our WRGs because of how reducing our general waste may mean that there isn't a suitable way of processing the sludge in Pōneke (as one part sludge has to be mixed with four parts general waste). Yet despite our need for general waste, we have a goal as a city to reduce waste (aiming to reduce 200kgs of general waste Wellingtonians produce each year). This step is necessary and important in order to protect our taiao for the next generations. So when we look to our future, we must pick options that align with our goals of reducing waste - unless option #1 reaffirms its relationship with the sludge minimization scheme, then there is no guarantee that we can pursue this option and be able to focus on our waste reduction goals. Summary: Options #2 and #3 are unsuitable, option #1 is the better of the three, but it needs additions. The two additions it needs are: Must provide suggestions/models/more information as to how it will be handled in the long term (after 20 years) as well as reaffirm how expanding into Carey's Gully or pursuing options #2 and #3, will not be solutions in 20

years. Reaffirming the relationship between the Sludge Minimization Scheme and option #1 (which is confirmed and expected to be running in 2026). Therefore meaning that we can focus our attention on waste reduction, leading us towards a greener future. If these issues are addressed, option #1 will be suitable, although I stand with PYEA's belief that there are some alternative ideas that should be considered; such as creating a landfill away from residential areas or not as close to the city (while still being council run) or coming up with ways that are focused around our Waste Reduction Goals. This decision is so important as it will have an impact for decades, this is why I believe that we if must choose one of the three options presented by WCC, it can only be Option #1 if it has additions made to it. I would still like to recommend the council takes further consideration about solutions based on our Waste Reduction Goals. Ngā mihi nui, Helen Grove

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints**      Neutral don't know

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.**      Do not support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.**      Support

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**Q17. Increasing encroachment licence fees to better reflect their value**      Neutral don't know

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**Q18. Additional funding for a full upgrade to Khandallah summer pool**      Neutral don't know

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**Q19. Removal of all library charges to remove barriers to accessing council libraries**      Support

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**Q20. Overall, do you support the proposed budget?**      Neutral

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**      not answered

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**Respondent No:** 677

**Login:** Registered

**Responded At:** May 15, 2022 13:28:55 pm

**Last Seen:** May 14, 2022 21:32:17 pm

- Q1. **Full name:** Neill Stephen Dickson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
No
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

**Q13. Are there comments you would like to make about the landfill options?**

We need to be brave in the face of climate change. Although the Waste to Energy incineration option represents the biggest capital investment to rate payers, it also represents our biggest opportunity to be leaders. The option presented does not seemingly make mention of any opportunities to collaborate with our neighbouring councils (Lower Hutt, Upper Hutt or Porirua) on a single facility that could benefit the whole region.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Encroachment Fees: Although I accept that there should be some form of fee for encroachments and that an increase on the current fee may be required, I do not support the current proposed option because it represents greed and lacks a certain amount of common-sense. Of the proposed options, why was there not an option presented that was similar to how Christchurch and Dunedin city councils charge their encroachment fees? If we must proceed to a much higher fee structure, then is it fair or even reasonable to expect someone who only has a single garage on the road reserve to pay the same amount in encroachment fees as someone who has a double garage on the same sized block of road reserve? Point 9 of proposal document talks about "wishing to use a legal road for EXCLUSIVE private purposes". In point 5 it mentions that an encroachment "occurs where public access to a legal road is restricted, or a deliberate action causes an area of legal road to be used for private use". Is it known by Council how many encroachments apply to EXCLUSIVE use of a whole parcel of land that adjoins a property vs partial area of usage? With the preferred option (option 4) there is a fundamental flaw in associating the individual fee to the rateable land value of the adjoining property, as it assumes the road reserve land holds the same value. IT DOES NOT. If I did not choose to use the road reserve next to my property, council would be left with a block of land that it is unable to build on or use for any purpose due to its size, the steepness of the land, and the need for a fixed structure to access my property. The road reserve is not something that the public would ever be able to access or enjoy. Additionally what maintenance, e.g. clearing of rubbish and weeds, would council be doing - or would this be left to local residents? There is an absolute benefit to Council, outside of just an encroachment fee, in having residents leasing these road reserves, yet this has never been acknowledged or reflected in any of the proposed options. Point 16 talks about lease holders having benefitted from low encroachment fee for over 10 years. This, however, does not necessarily reflect the fact that some encroachment licence holders may not have owned their properties for all this time, making this point a moot point. Unless of course, Council deems to punish all current owners through extreme back-to-back increases for its own inaction in failing to address the encroachment fees at any time over this 10-year period? Council, much like any Government Department, has a duty of care to ensure that it is not causing financial harm or distress to its ratepayers. At a time where there is major cost of living increase to households, outside a single line mention as part of option 4, there is not any mentioned consideration of any unaffordability with these options.

**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

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not answered



**Respondent No:** 678

**Login:** Registered

**Responded At:** May 15, 2022 13:32:37 pm

**Last Seen:** May 15, 2022 01:25:40 am

- Q1. **Full name:** Amber Louise Rennie
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
More action and education should be taken on green options, recycling etc
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I don't love that I've been forced to answer questions on areas of the plan I am not well versed in just in order to submit on certain other issues.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

## **Submission against proposed changes to annual rental fees for road encroachment.**

**This submission is against the proposed changes.**

**An increase of 100% is sharp and unjustified.** While an increase in line with annual inflation is expected, to double fees is an opportunistic move which is against the policy aspirations of Council.

**A move to set the encroachment fee based on adjoining land is not justified.** The encroachment land is not comparable to the adjoining land. It is small, severely limited in what can be done with it, and in my case is steeply sloping. Additionally, there are maintenance obligations that come with the encroachment which do not come with privately held land – this increases the cost to me of encroachment land with no prospect of a return.

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### ***Financial & Risk Considerations***

This is an arbitrary increase and not in line with any other proposed increases the Council is making.

**Contractual Imbalance** – this needs to be factored in when considering the value of an encroachment – there is no equivalence to other types of land holding (such as leasehold). There is no security of tenure, they can be terminated on a month's notice, and (unlike leasehold) there are no clear terms for future payments and increases.

**Timing and payment options** – This is a large and unexpected increase in cost at a time when most households can least afford it. Three months' notice is short timeframe to double costs, and with only annual payment as an option will create hardship in a time of significant financial pressure for some.

#### **Costs of development and maintenance –**

- The costs of maintaining the encroachment are significant and demanding. For road encroachment holders on the downhill side of a slope – the encroachment holder must maintain the retaining on the bank including on either side of their parking structure. This is a significant obligation.
- Current standards for engineering of parking structures are significant and expensive – encroachment holders save Council costs by maintaining and developing structures.

**Risk** – Encroachment holders bear all costs for the land and development, with a significant degree of risk – Council can take back encroachments at any time. This is a significantly uncertain and unfair position given the investments. Land is often otherwise unusable.

**Costs to Council & Potential loss of rent** – the Council's greed may see people decide to stop renting their encroachments. That brings both a loss of income and also the costs for maintenance back to Council. Other than costs of administration, it is difficult to see how Council costs in relation to this land have changed. Encroachment holders are the ones bearing the burden of the costs.

**Disproportionate Increase** – The proposed changes under the long-term plan (option 4) suggest a charge of \$1200 per annum for 20m<sup>2</sup> which would be a rental increase of approximately 450% (currently fee is \$14/m<sup>2</sup> = \$280 for 20m<sup>2</sup>. In the example in the LTP states \$1200/ 20m<sup>2</sup> ). **This adds a disproportionate increase, for a relatively small section of land.**

#### **Annual CPI Increases Only are Fair –**

- An encroachment is worth very little on a costs, rights and obligations analysis.
- I support an increase in line with CPI only.
- I strongly object to the Council's interim fee increase and the long-term options proposed.

### ***Rationale for increase and public good considerations***

Based on a meeting I attended recently with significant Council representation, the Council was unable to articulate any rationale for the proposed fee increase.

There are many public good arguments for keeping fees affordable / encouraging parking encroachments:

- **Access, intensification, and availability of parking**
  - Intensification of living means more cars need to be accommodated in the same space – car decks provide increased efficiency of parking spaces – two car decks typically take the space of one on road carpark. Additionally, car decks can be located where there would otherwise be yellow lines.
  - Parking availability on Maida Vale Road is becoming increasingly challenging, not only as a result of intensification, but also tradespeople occupying parking, events (at the local church, school, fireworks, and other), school pick up, and also as commuters now park in the area and walk or cycle from here to the city.
  - Encroachments ensure access to streets and reduce the need for road widening (also a significant cost to Council), ensuring access for larger emergency and rubbish vehicles to the road with ease.
- **Environmental considerations – climate change and green spaces**
  - Part of my encroachment is being planted by me with native plants – which improves the neighbourhood for all (residents and wildlife).
  - The encroachment also enables storage of bikes and scooters
  - By making the cost of having (or obtaining) an encroachment excessive, Council defeats the intention to encourage people to switch to electric cars.
    - Encroachments mean people can establish charging facilities. Slow charging (6-9 hours) with occasional fast charges is the essential balance for battery health and life management. It is also essential for convenience to encourage people to confidently transition.
    - Cars parked on street are more likely to be hybrid or petrol.
    - Where cars are electric and only able to park on the road, they put strain on infrastructure and negatively impact battery health if forced to constantly fast charge. These impediments reduce the likelihood of adoption.
- **Theft and safety** – There have been increasing incidents of intentional damage to vehicles in the area, thefts from and of vehicles – all of these have been to cars on the road. There are none experienced on car decks. Detail on crime rates:  
<https://www.stuff.co.nz/dominion-post/wellington/128508903/car-theft-up-by-nearly-75-in-hutt-valley-while-rates-double-across-wellington>



**Respondent No:** 679

**Login:** Registered

**Responded At:** May 15, 2022 13:32:46 pm

**Last Seen:** May 14, 2022 23:32:30 pm

- Q1. **Full name:** Liam Prince
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** The Rubbish Trip
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
We support the changes that give access to the IRRS to new, eligible tenants. We also encourage Council to continue to advocate for existing tenants to have access to the IRRS, whatever the decision on a housing provider.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

We support the submission of Waste Free Welly on this issue. In particular, we agree that the piggyback extension is the option most compatible with Council's intention to become a leader in waste minimisation - especially if this extension is treated as an 'absolute cap' for waste disposal in Wellington that cannot be exceeded nor extended anytime in the future. We want the perception of the Southern Landfill transformed so that it is seen as an absolute last resort for waste disposal and that every last cube of landfill space is treated as a precious resource to be preserved for as long as possible. The other options are not acceptable. The Waste-to-Energy option will lock Wellington into an unsustainably carbon intensive and wasteful linear economy, and will likely see Wellington become a net importer of rubbish, for years to come. This will go against all of Wellington's strategies that see us moving to a zero carbon, zero waste, sustainable, resilient and innovative city transitioning to a circular economy. A landfill does not have to be filled up in the same way a WtE facility has to be constantly fed rubbish to operate safely and efficiently. Closing the landfill in 2026 and exporting our rubbish elsewhere does not generate the same concrete incentive to reduce waste compared to an extension that is treated as an absolute last resort. Exporting our waste elsewhere is also irresponsible, and shifts the negative environmental and social effects of landfills to another community. We want to see Council make an explicit connection between the landfill decision and its ambitions to reduce waste through work like the Waste Minimisation and Management Plan (WMMP). It has been frustrating to see the conversation on the future of the landfill continually detached from an ambitious plan to reduce waste. We would also like to see the future of the privately-owned and operated landfills in Wellington considered as part of this conversation. The best chance we have to reduce our reliance on any form of waste disposal, whether landfill or otherwise, will be through the development and implementation of a zero waste plan that moves us towards a circular economy. This plan should seek to prevent and design waste out at source through regulation and investment, keep products and materials in circulation for as long as possible through reuse, repair and repurposing, and return organic materials back to the earth through composting. Council is making progress on such action through development of its new WMMP and Economic Wellbeing Strategy, but we would like to see this work strengthened and prioritised. Taking decisive action on a zero waste plan would extend the life of the landfill far beyond current projects of 15-20 years. It is the only way to treat landfill space as precious and as an option of last resort. Only once we are well on the way to a zero waste, zero carbon circular economy can we have a genuine conversation on how we dispose of any small quantities of residual waste we generate. Zero waste may seem like a lofty, even unattainable goal. The point is not whether we will ever literally reach 'zero' waste, but about how determined we are to get as close to zero as possible. Attempting anything less risks handing an unsafe and unlivable world to future generations. There is a whole movement in Wellington of businesses, community groups, and individuals ready and willing to partner with Council and Mana Whenua to make the dream of a waste and pollution-free future possible.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Neutral don't know

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** Neutral don't know

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** Neutral

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We note that the proposed budget does not include the \$1.5m to remove, upgrade or develop the building and grounds of the Newtown Workingmen's Bowling Club, agreed to at Council's PŪRORO RANGARANGA | SOCIAL, CULTURAL AND ECONOMIC Committee meeting on 3 February 2022. See minutes, Item 2.3 (2), pages 8 & 9: <https://wellington.govt.nz/-/media/your-council/meetings/committees/social-cultural-and-economic-committee/2022/2022-02-03-minutes-sce.pdf> We support the refurbishment or replacement of the building to provide for a collaborative community project. We understand groups such as Kaicycle, Eke Rua ReBicycle, Newtown Residents Association, Newtown Community and Cultural Centre and Sustainability Trust are working together to develop a vision for a community space based on sustainable living skills such as bicycle repair, composting and urban farming, and events. These kinds of projects will be a critical part of supporting communities to reduce waste and feed into the transition to a circular economy in Wellington.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 680

**Login:** Registered

**Responded At:** May 15, 2022 13:51:09 pm

**Last Seen:** May 15, 2022 01:20:43 am

- Q1. **Full name:** Alan Whiting
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>ENCROACHMENT FEES Charging in line with land value makes no sense because there is no market for encroachments. Many encroachments provide benefits to the public. e.g. Off street car pads can clear road space to make bus services more practical. Our encroachment in Orchard Street is a wooden deck. Were it not there the land would resemble the tangle of weeds that the council maintains in the block directly opposite. Airspace balconies help to keep pedestrians dry and also baffle the wind. Most encroachment arrangements are difficult, if not impossible, to exit. Try removing a 6th floor balcony when it's suddenly charged at double the fee. I can provide photos of our deck and the weedfest opposite.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 681

**Login:** Registered

**Responded At:** May 15, 2022 13:53:45 pm

**Last Seen:** May 15, 2022 01:45:23 am

- Q1. **Full name:** Karl Frost
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
I would like the council commit to re-establishing the removed regenerating bush on an appropriate site nearby
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The proposed increase of encroachment fees is excessive and assumes a higher-than-reasonable value of the land. I am happy to pay more for my encroachment but not at the rate change proposed - instead a reasonable increase over a period of time e.g. 20% per year for the next several years would be more suitable.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 682

**Login:** Registered

**Responded At:** May 15, 2022 13:54:53 pm

**Last Seen:** May 15, 2022 01:49:16 am

- Q1. **Full name:** Melinda
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

Ms Melinda Bastow

[REDACTED]  
[REDACTED]

Wellington

**Re: proposed incroachment fee incese.**

I thank you for the opportunity to submit feedback to the Council proposal to increase encroachment fees by 100% under the 2022/23 annual plan.

I object to the proposal and in response make the following points: -

Contractual Imbalance – Encroachment land is not, as the proposal suggests, equivalent to other lease hold land which have a long duration and clear terms for future payments and increases. Encroachments have no security of tenure. The Council can terminate the agreement at a month's notice or increase fees at will.

This Land is Otherwise Unusable - These spaces are in most cases unusable for other purposes and are therefore not, in monetary terms, valuable land. My small sections consists of a steep drop that only has access because the garage sits on huge pylons. There is no potential for housing development on this plot.

The councils recent removal of a substantial number of parking spaces along Thorndon Quay has increased the pressure of commuter parking within inner city suburbs such as Wadestown. The council has made no efforts to ensure ratepayers in these areas have reasonable access their property or have fair use of the limited parking for day to day activities. A trades person called to my property has no parking unless they park across the path or if they use the parking I supply. It is unreasonable that the council makes no attempt to amend a situation where we are hindered in the use of our property because of parking issues they have caused and then demand more money from ratepayers to cover the loss of council revenue from that parking.

In 2020 the council removed the need for new builds to have off-street parking. Most of the properties in the area were build prior to the removal of this rule and as such were under an obligation to have parking. The council is taking advantage of a situation where many properties in the area had no option but to build on encroachment land to meet these prior regulations in a city with difficult sites.

I thank you a gain for this opportunity and hope that the council reconsiders this action.

Regards

Melinda Bastow



**Respondent No:** 683

**Login:** Registered

**Responded At:** May 15, 2022 13:58:21 pm

**Last Seen:** May 15, 2022 01:00:01 am

- Q1. **Full name:** Aylton Jamieson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I think the social housing should be sold
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
I enclose a submission on the proposed fees changes for Road Encroachment	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>

4 February 2021

[REDACTED]

Dear Sir or Madam

**CONSULTATION ON PROPOSED FEES FOR ROAD ENCROACHMENT**

[REDACTED]

I refer to your letter dated 7 April 2022 (“the letter”) regarding the proposed changes to the road encroachment fees.

I have some different perspectives on the views set out in your letter, and I would like you to take these into consideration.

**I am strongly opposed to the proposed changes for the following reasons:**

- 1) Encroachments are fundamentally different to land which a ratepayer owns, therefore the rate fees charged for encroachments should be lower because of their different legal nature.
- 2) The current encroachment fees are not low when they are compared with other encroachments charged by territorial authorities in the Wellington area.
- 3) The amount charged for encroachment fees has increased more than the amount charged for rates over the last ten years.
- 4) The encroachment fees I am charged are higher per square metre than amount I am charged per square metre on my rates.
- 5) The reason why this and the rates increase are sought, is because the Wellington City Council has squandered the rates that Wellington ratepayers have paid in prior years and continues to do so.
- 6) Wellington City Council conned ratepayers into building fences, garages and “structures” on the basis that they would not be charged for encroachments. However, now that they have built those structures, Wellington City Council is seeking to extract every last cent it can from these encroachments.

I have set out the reasons for those comments in more detail below:

## Encroachments are different in nature

Encroachments are only licences to use road reserve which is owned by the territorial authority. So that land is owned by the local authority and the ratepayer is a short-term tenant. According to the Wellington City Council's own policy statement, Wellington City Council can revoke that licence with a month's notice. So, the ratepayer has no interest in the land and can be evicted far easier than any residential tenant.

Therefore, the suggestion that ratepayers who have an encroachment should be paying the same as land which taxpayer owns is risable.

## The Current Encroachment Fees are Low

The letter states that "The current encroachment fees are considered low.". The Hutt City Council sets its current charges for Encroachments on Hutt City Council Land in its Annual Plan 2020-2021 at page 105 (refer Tag 1). The Hutt City Council charge for gardens is \$115 per year and \$128 per car park for a garage each year. Wellington City Council's is far in excess of those fees.

## Encroachment Fees have not kept pace with land value increases

The letter states that "The fee structure set in the Council's Road and Encroachment and Sale Policy 2011 has not been reviewed for over 10 years and does not reflect the significantly increased land value over this period." This sentence seems to confuse three things – it is agreed that the current policy is the one that was determined in 2011. However, the fact that the policy was made 10 years ago, does not mean the amounts charged have not increased. The rate at which encroachment fees were charged in 2012 was \$11.48 for each square metre. Currently that amount is \$15.33 per square metre. So the rate per square metre has increase 136% over the period from 2012 to 2022.

Over the same period, I have compared the rates I paid on one property in 2012 compared with the rates I paid on the same property in 2022. In 2012, the amount paid I paid for the tax year ended 31 March 2012 was \$3,068.58 and in the year ended 31 March 2022, it was \$3,883.83. Therefore, the percentage increase in the rates over the same period was 127%. So, the rate at which the encroachment fees increased was higher than the rate at which the rates increased over the same period.

The third thing which seems to raise confusion in that statement, is that "The fee structure ... does not reflect the significantly increased land value over this period". There is an inference from that statement, is that the encroachment fees should track the underlying increased value of land in Wellington. With respect this is wrong. The inference from that statement is that if the rateable value increases by 50% (as some properties have in Wellington in the latest revaluation), then rates should also increase by 50%. You only have to say that, to know that it is wrong. Rates are calculated based on the Wellington City Council's budget which is then apportioned based on the valuation of the individual properties. Therefore, in the intervening three years when the rateable value is not changed, the amount paid by each ratepayer can vary (depending on the size of Wellington City Council's budget). With the 2018 Encroachment Fee invoice, Wellington City Council sent a letter stating that the Council's Encroachment Policy provided that residential annual licence fees could be adjusted in accord with the Consumer Price Index (refer Tag 2). I note that it was this Wellington City Council policy had been endorsed by the Department of Internal Affairs, which oversees these matters (refer Tag 3).

## Encroachment Fees are currently higher than rates

The letter states that Wellington City Council is proposing to consider "setting the road encroachment fee based on the individual rateable land value of the adjoining property in the 2024/33 Long Term Plan.". I am told by the Wellington City Council Encroachment Office that the encroachment on my property is 55 square metres, although I am charged for 60 square metres. For the 60 square metres I am charged \$919.80 which is \$15.33 per square metre. For the rates on the property, I am charged \$4,699.74 for the 352 square metres which I own. Therefore, I am charged \$13.35 per square metre for the rates, but I am charged \$15.33 per square metre for the encroachment fees. Given that I have

no legal interest in the area for which I pay encroachment fees and which can be removed by Wellington City Council at a month's notice, I am overpaying encroachment fees.

### Wellington City Council Squandering Rates

Under section 101 of the Local Government Act 2002, a local authority must “manage its revenues, expenses, assets, liabilities, investments, and general financial dealings prudently and in a manner that promotes the current and future interests of the community.”

Under section 101A of the Local Government Act 2002, a local authority is required to adopt a financial strategy setting out the factors that are expected to have a significant impact on the local authority during the years covered by the financial strategy, including the expected capital expenditure on network infrastructure.

Section 101B of the Local Government Act 2002, the term “infrastructure assets” are defined as including water supply, sewage and the treatment and disposal of sewage and stormwater. Further under section 101B, the local authority must have an infrastructure strategy that outlines how it will renew or replace its existing assets.

Under Part 7 of the Local Government Act 2002, a local authority is required to monitor the water that it provides to a community, it has a responsibility to test that water and if it was providing water to community at the commencement of the Act, to continue with that supply. Under section 128 of the Local Government Act 2002, a local authority must assess the provision of wastewater services, in terms of the quality of the services currently available and health risks to the community.

Wellington City Council has failed to do this with the result that they collected rates from ratepayers on the pretext that they were going to use those funds to maintain drinking water, wastewater and storm water. Wellington City Council took that money, but they spent up to 50% of that money on something else. Water New Zealand figures show in 2019, Wellington City Council spent half or less than half for all three lots of water assets – drinking water supply (36%), wastewater (51%) and storm water (44%) (refer Tag 4).

There have now been a succession of major failures, following Wellington City Council's decision to regularly decline requests for money to upgrade pipes. For example:

the sewage pipe collapse in Dixon Street which sent 6,500 cubic metres of sewage into Wellington Harbour and blocked key CBD streets for months had been noted as a significant risk back in 2004 (refer Tag 5).

A geyser in Aro Street.

A sinkhole in Jervois Quay.

Sewage around Victoria Street.

Drinking water failure for a month in Kaori.

There are currently projections for a repair cost of \$5 billion dollars. Wellington City Council ratepayers are being expected to pay this cost for a second time, because Wellington City Council squandered the money that they paid for these services the first time.

Wellington City Council has frittered away the money it took from ratepayers for drinking water, wastewater and sewage on a variety of “bread and circuses” schemes. Rates are a levy on people who own land within that geographic area, which are then used to fund local amenities. Wellington City Council has become obsessed with providing “social housing” with the result that it is the largest

landlord in New Zealand after Housing New Zealand. The people who rent that social housing only pay 70% of the market rate for that accommodation, and nothing towards the cost of provision of local amenities. This is perhaps why, most other local authorities in New Zealand got out of social housing about 15 years ago.

In the future, Wellington City Council notes that ([letstalk.wellington.govt.nz/city-housing](http://letstalk.wellington.govt.nz/city-housing)):

*“Rents are increasingly unaffordable for tenants under the current operating model. It has a growing operating deficit and a shortfall in funding for necessary upgrades. Without new sources of funding, City Housing will not be able to meet its costs of operating and upgrades beyond 2022/23.”*

The two options that Wellington City Council gives is to increase rates and borrowing or set up a Community Housing Provider. I think that the option that most ratepayers would endorse is to sell off those social housing properties and repair the outdated and rundown water and wastewater systems.

The letter states that what the Council was trying to with the encroachment increase was to make an economic return from its assets where appropriate. Even with only charging 70% of a market value rental, Council cannot get housing rentals down to what it considers is affordable. Tenants of other social housing providers are able to access an income related rental subsidy, which provided a subsidy which reduces tenants rental to 25% of their income. However, but tenants of local authorities are not able to get an income related rental subsidy. Wellington City Council is facing a 403 million shortfall for upgrades with annual operating deficits that are set to reach almost \$50 million by 2031 (refer Tag 6).

So Wellington City Council ratepayers (who fund Wellington City) are being expected to subsidise the social housing tenants and if Wellington City Council continues to operate as it does at the moment, the Mayor states there will be a 60% increase in rates over the next nine years (refer Tag 6).

There are plenty of Wellington City Council ratepayers who are also superannuitants, and would qualify for Wellington City Council housing. So while Wellington City Council is trying to play Father Christmas, it is punishing those people who do pay towards Wellington City's amenities (including low income people such as superannuitants), so it can subsidise those people who don't pay anything towards Wellington City's amenities. This would seem to be a breach of Wellington City Council's legal obligations under section 101 of the Local Government Act. If the Wellington City Council want to get an economic return for the assets it owns, why doesn't it sell the social housing because it will never get an economic return from the large amount of rates it has wasted on those assets.

### Wellington City Council's Con Job

In 1991 Wellington City Council sent a letter to the predecessor in title stating that she was occupying an area of road reserve which fronted her property at 44 Hargreaves Street (refer Tag 7). That letter advised May Cole and Irene Mills that they could use that land “free of cost” for beautification purposes. That property was transferred to Irene Mills by survivorship, after May Cole died in 2001. Both May Cole and Irene Mills had complied with the Council's agreement and had kept the land free from rubbish and in good condition. This involved them in expenditure and time in planting and gardening based on Wellington City Council's written undertaking. I purchased the property from Rene Mills in 2012, by which stage there was a garden which May Cole and Irene Mills had developed.

By that time, Wellington City Council had reneged on its written undertaking that May Cole and Irene Mills could use the encroachment rent free. It is now mooting trying to charge the same amount as it charges for rates (as if the person owned that land).

## Contact

I am happy to present make an oral submission to the Councillors so if you would like to hear that, my email address is [REDACTED].

Yours sincerely

A handwritten signature in blue ink that reads "Aylton Jamieson". The signature is written in a cursive style with a large, stylized 'A' and 'J'.

Aylton Jamieson



**Respondent No:** 684

**Login:** Registered

**Responded At:** May 15, 2022 14:21:43 pm

**Last Seen:** May 15, 2022 02:07:37 am

Q1. <b>Full name:</b>	ROSETTE DAIRO
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>On the Encroachment rental fee increase of up to a hundred percent instantly, it is unbearable, unreasonable, and unacceptable. It is not the public's fault that the Encroachment policy was not reviewed for over 10 years so why should full responsibility be passed on to us? In our case, no income or earnings were derived from the encroachment land since we became its owners in October 2018. We, therefore, have no option of passing on future increase/s to the fee. Also, what will be our source of income to cover the fee increase/s when our salaries do not increase 100% instantly/annually? The increase in our salaries (IF we get it) barely covers for the increases in grocery, fuel, electricity, insurance costs, mortgage, and council rates. If we obtain little savings, it is usually put aside for health, safety and well-being emergencies. At this time where a pandemic or even war happens in the world it is sensible to be prepared. As mentioned above, we only took possession of encroachment land in October 2018 so we did not benefit from it whatsoever in previous years. Please consider the public's hardships especially in recent years and re-assess the proposed changes.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 685

**Login:** Registered

**Responded At:** May 15, 2022 14:29:04 pm

**Last Seen:** May 15, 2022 01:23:17 am

Q1. <b>Full name:</b>	Craig Davis
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I have no issue with a change in the encroachment fee - some change can be reasonable, but the rationale given for the change is illogical, the magnitude of the change, and the lack of detail about how the fee will further change has lead me to being firmly against the current proposal. The statement that the encroachment fees are considered low is an opinion. Other opinions are that they are high. If you have a reason for saying they are low, then this should be articulated, and then I can find experts that will disagree with this, but at least we can look to find common ground. Saying the reason it's too low is that it hasn't changed in ten years is also illogical - the fee charged 10 years ago may have been too high, and the current charge is now reasonable. Using the encroachment fee to support the management of the general rate increase is discriminatory based upon boundary definitions that didn't make sense when originally drawn. Further, saying doubling is a starting point has me worried that this will turn into a much higher factor over the next few years. The land is typically of marginal value to the city, who would still have to provide access to homes, and then also maintain land that is often steep and unstable. Also, basing the encroachment value of the adjoining land leaves too many questions about what this means - will it be valued at the same per metre value as the adjoining land, or will people with larger adjoining sections be charged more as the overall value of the greater land area is more. Then, how will an appropriate charge for the land value be determined? The encroachment engagement document smacks of we need some money, this is a group we can take some from, and the reasoning behind it doesn't matter because we'll take it anyhow, so the argument for the change, and the future changes was lazy and doesn't help.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 686

**Login:** Registered

**Responded At:** May 15, 2022 14:37:36 pm

**Last Seen:** May 15, 2022 02:15:08 am

Q1. <b>Full name:</b>	Dave Schumacher
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>There are many city housing homes dotted around Wellington that are in a rough state. WCC should investigate options, such as long-term land leases, so a CHP could demolish what's there and build new, warm, energy efficient, healthy higher-density homes.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>Work with retailers, etc. to reduce wasteful packaging.</p>

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The encroachment fees should have the ability to be judged case-by-case. For example, on my side of the road, the reserve extends 12+ metres from the edge of the road towards my house. On the opposite side of the road, the reserve only extends only 3.5 metres. Inconsistencies such as this mean that some people must pay significantly more for the exact same thing (such as having a garage, deck, etc.) as others, which isn't equitable.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 687

**Login:** Registered

**Responded At:** May 15, 2022 14:47:41 pm

**Last Seen:** May 14, 2022 23:36:22 pm

- Q1. **Full name:** Ariana Paretutanganui-Tamati
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Wellington Women's House
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

**Q11. Are there comments you would like to make about the changes to city housing options?**

1. Wellington Women's House Our vision is one where every women in Wellington has a home. The Wellington Women's Boarding House provides low-cost, temporary housing (3-6 months) for women on low incomes or in transition. For more than twenty years, it has been home to women who need a safe place to stay, often at a difficult time in their lives. In February this year the number of rental housing in Wellington was down 3 percent compared to a year prior. With the lack of affordable housing and escalating living costs and pressures of Covid-19 we are seeing a marked increase in anxiety and financial hardship in the women accessing our service. There are more elderly women needing our service and women are needing to stay longer. A study released by Otago University in 2019 (in collaboration with Statistics New Zealand, Housing New Zealand and the Ministry of Social Development) confirmed that the number of New Zealanders that are homeless is accelerating between censuses. The lack of affordable accommodation was identified as a key contributing factor in the cycle of homelessness. WWH offers an affordable housing option for women in Wellington, a chance for women to "get back on their feet" and develop a move-on plan towards permanent accommodation such as council flats, HNZ rentals, private rentals or living with family. The need for emergency housing in the Wellington region has almost tripled over the last year, due to the effects of Covid-19 and a shortage of affordable housing. We acknowledge that the WCC what to address the issue that some of their Council tenants in Wellington City Housing, who are the second largest public housing provider in

New Zealand, are not eligible for the Income Related Rent subsidy and pay 70 percent of the market rent, with some paying up to 70 percent of their income in rent by placing WCC City Housing into a Trust. We also acknowledge that the WCC City Housing has been operating in deficit. Whilst we acknowledge the challenges faced by the Council managing City Housing we do not think that Council should be transferring the management of this much needed asset into a Community Housing Provider as this will not provide a medium to long term solution to addressing the homelessness issue in Wellington or make rents more affordable and it will, we argue exasperate the issue. The Council needs to find alternative ways to manager its asset better with a view to improving the financial position, safeguarding its assets for generations to come and make rents more affordable through increasing rates, investing more in City Housing and lobbying Central Government to invest in this public housing asset - Housing is a Right for All. 2. Principles Our submission is based on: – providing housing for those who need it; – preserving the asset for future generations; – public accountability and control of public assets; – a desire for more convincing information; – honouring Te tiriti o Waitangi. 3. Honoring Te tiriti o Waitangi While definitive statistics in relation to the number or profile of homeless people in New Zealand are limited, the Coalition to End Homelessness predicts Maori make up 80% of our homeless population nationwide. These statistics are largely due to the dispossession of land (colonisation) by writ of law by successive Governments and systemic structural racism. Wellington City Council, as does other Councils, has a Te tiriti o Waitangi obligation to provide adequate and suitable accommodation to address the homelessness among Māori and secure accommodation for years to come. Placing the management of the asset into a Trust makes it more vulnerable to be sold off in the future and further it moves the control of the asset further away from the Council of democratically elected officials who are better able to enforce obligations to honour Te tiriti. 4. The Need for Council Housing The Council has a responsibility for social wellbeing. Central to this is decent housing for the people of Wellington and particularly those who are vulnerable. We have seen a marked increase of anxiety amongst wāhine owing to housing insecurity, unaffordable rents and escalating costs of living. It is irresponsible for the Council to get rid of its responsibility for providing housing in the middle of a housing crisis. 5. The Current System and How it Could Change Wellington Women's House agrees with the Wellington Residents submission that Council housing should be no different in the way it is regarded from other facilities such as libraries and parks. It should not be considered as a business. It is our position that the Council should keep the current system but change it. The Council should provide housing to those of its citizens who want it, catering for those who have the most need first, and charge income-related rents. This would mean that if the Council increased its housing stock enough, it could accommodate those on higher incomes as well and use the higher level of rent collected from those to pay off debt. Retaining direct control of its housing assets will mean the Council will better able to manage the assets for future generations. 6. Addressing City Housing deficit - Is There a Case for Community Housing Provider? We are unable to answer this question as there is insufficient information for a business case for transferring the management of the Council's housing operations to a trust. Although the information states that the Council's housing operations are running at a deficit of \$21.9 million, there is no information in the consultation document on the total rent collected, interest on capital, maintenance and repairs, energy, insurance, shadow rates and tenancy management. WCC should look to explore other ways to generate income such as stated above via offering some of the rentals at a IRR to those with higher incomes as well as through increasing rates to meet the shortfall. 6a. Options for a Community Housing Provider Funding for the current system may not be much greater than Options A, or C as most of the alternative funding will depend on how many new tenants there are and whether they are eligible for the Income-Related Rent Subsidy. All options will almost certainly involve increased rates and borrowing as all of them will require the Council to borrow. 7. Community Housing Provider Below is a list of consequences we believe will result if one of themselves Community Housing Provider options is chosen. – Funding Uncertainty. The organisation may receive money as a result of the Income-Related Rent Subsidy but it is uncertain that be sufficient to complete the upgrade. Socializing the costs i.e. substandard stock to the third sector is irresponsible. – Less Public Accountability and control. Rules regarding rents and eligibility for tenancy, especially for those not on the “social housing register will be under the control of a non-elected board. – Although we acknowledge that the Council has stated a commitment to improve the affordability of rents for existing Council tenants if City Housing was formed into a Trust, there two-tiered system of edibility still will exist and the short-term solution does not address this unjust discrepancy. The Council should continue increase its lobbying to Central Government for them to make the IRRS available to ALL Council tenants. Diluting the issue by way of a quasi-solution of the formation of a Trust will be an inditement on this Council on its failure to provide a long-lasting permanent solution. `Strike when the iron is hot'. Central Government and the Housing Minister are very aware of the abnormality and we believe with further lobbying they will reconsider this. The example of Christchurch showed that current Council tenants received no benefit from their tenancies being transferred to a Community Housing Provider. – Increased expenses. There will be increased salary costs owing to the need to pay higher salaried positions such as for the salary of Chief Executive and directors' fees, and other establishment costs i.e. lawyers

fees, stationery, systems etc. – Uncertainty for Some Council Staff and existing tenants. The whole proposal must be causing stress among staff of Wellington City Housing, who have no guarantee of retaining their jobs and conditions of employment if the management of Council housing stock transfers to a trust. Further the change of structure and possibility of staff changes may also be causing anxiety for existing tenants who have established relationships with City Housing staff.

– The Possibility of Offloading Council Housing. Setting up a Community Housing Provider even under a trust whose responsibility is only to manage the assets and tenancies may make it easy for a future Council to off-load the Community Housing Provider to another organisation.

8. Notes on Decision-making Meetings regarding future housing should be in public because the housing is a public asset. We remember what happened with creation of Capacity. The public was consulted on a trust and then the Council decided that it would be a Council-Controlled Trading Organisation.

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**Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

New landfill on top of the existing landfill (piggyback option)

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**Q13. Are there comments you would like to make about the landfill options?**

This option is the most environmentally sound option however I would like to see the Council support more options to reduce and recycle waste. Subsidising businesses that are recycling waste and supporting the circular economy.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints**

Support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.**

Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.**

Support

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**Q17. Increasing encroachment licence fees to better reflect their value**

Neutral don't know

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**Q18. Additional funding for a full upgrade to Khandallah summer pool**

Neutral don't know

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**Q19. Removal of all library charges to remove barriers to accessing council libraries**

Support

---

**Q20. Overall, do you support the proposed budget?**

Neutral

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

not answered



**Respondent No:** 688

**Login:** Registered

**Responded At:** May 15, 2022 15:11:51 pm

**Last Seen:** May 15, 2022 03:02:18 am

- Q1. **Full name:** Roger Bolam
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Bullion Properties Ltd
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Proposed increase to Road Encroachment Fees It is this ratepayer's submission that whatever the ideological basis for Council Fee increases, proposing an increase of 100% in one year is unconscionable, oppressive and arrogant. Ratepayers who make improvements on Road reserves do so on the entirely reasonable expectation that fees will continue to be charged during the life of such improvements on a similar rating basis to that which existed at the time when such arrangement was initially entered into. This is the very basis on which affected ratepayers made their investment decisions and on which subsequent property owners purchased the properties. Accordingly we would adamantly submit that it is inequitable for WCC to change the basis of the Road Reserves Encroachment Fee structure in this manner. In the instance of the encroachment at [REDACTED], Aro Valley the encroachment is on unimproved land and is used simply to provide off street parking for tenants and to de-clutter the road of parked cars. The encroachment fees are passed on to our tenants in their tenancy agreements. There is no benefit to the owner in paying this proposed increased fee and the tenants have indicated they will not be paying the extra \$720pa. They are furious that WCC is actively looking to increase their weekly parking rent by such a huge percentage. Accordingly the encroachment licence will be surrendered and WCC will sustain a loss of income rather than the expected increase. To summarise, we submit that this proposal reeks of bureaucratic arrogance and an incredible lack of connection with reality and the current economic times for property owners and their tenants. WCC's proposal is unconscionable and poorly thought out. We will not pay the proposed increased fee.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered



**Respondent No:** 689

**Login:** Registered

**Responded At:** May 15, 2022 15:17:59 pm

**Last Seen:** May 15, 2022 03:15:14 am

- Q1. **Full name:** Thomas McClurg
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

These Comments relate solely to proposed changes to annual rental fees for road encroachment as communicated in the letter from Wellington City Council dated 7 April 2022 and signed by Shu Huang. All of the options consulted upon are flawed and an alternative proposal is contained in the attached supporting document. In summary, this proposal is to reduce road encroachment fees to zero; the value of the encroachment opportunity to the adjoining title will be reflected in the rateable value of that property and the Council would recover its share of that value (whatever it may be) through rates.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

# Consultation on the Proposed Changes to Annual Rental Fees for Road Encroachment.

## Submission from Thomas and Helen McClurg

14 May 2022

### Background

Through our family trust, we purchased our residence at [REDACTED] [REDACTED]. At the same time (4 September 2013) we became the licensee over 37.2m<sup>2</sup> of road reserve under Wellington City Council Licence Agreement (Ref. 10150386) with an annual licence fee of \$460.54 plus GST per annum. That fee has increased to \$495.89 plus GST per annum (8%). Meanwhile capital value has risen from \$1,275,000 to \$1,940,000 (52%) somewhat supported by expenditure on improvements of over \$200,000. At the same time WCC and GWRC rates have increased from \$6,159.74 per annum to \$9,694.50 (57%).

The terms of the licence mean that the licence can only be granted to the owner and occupier of 58 Tinakori Road and we (as owner and occupier) had no choice other than to become the licensee. The only uses permitted on the licence area of 37.2 m<sup>2</sup> are “for the purposes of fencing and planting the land only”. All maintenance responsibilities and other liabilities relating to the licence area are ours.

### Council Policy and Review Options

The consultation letter of 7 April 2022 contained three options which would increase road encroachment fees by between 100% and 300%. Notwithstanding the obvious difference between 100 and 300% all three proposals were considered to “reflect the principle of the Encroachment Policy which is recognising that road reserve is Council-owned land, and it will seek to make an economic return from this asset where appropriate.”

Under the FAQs information provided by the Council on proposed changes to road encroachment fees the question is raised; *Why does the Council charge licence/lease holders for land with no other value?* The information provided does not answer this question but makes a number of disconnected points. These include that land value is set by its highest and best use (including potential uses), that unformed road can have public values (which are not therefore private values) and that the right to place improvements on unformed road can sometimes be a valuable right.

None of these points sum to a coherent explanation or defence of the Council’s present or proposed road encroachment fee regime.

### Valuation of a Road Encroachment Licence Area

The rateable value of 58 Tinakori Road has a caveat that the 37.2m<sup>2</sup> of land on road reserve is “not included in the valuation”. This caveat is not entirely accurate in an economic sense. The 37.2m<sup>2</sup> is owned by the Council in fee simple (it is an unsurveyed portion of the public road – Tinakori Road - to which the Council has title). The encroachment licence land area itself is not included in the valuation but the opportunity, or ‘potential’ value, (to use the Council’s own term) of holding an encroachment licence from the Council over the land is included in the valuation of 58 Tinakori Road. Only the owner and occupier of adjacent land can obtain and hold such a licence and the Council is unable to allocate that licence to anyone other than that owner and occupier. To the extent that the

licence opportunity has value, that value is therefore incorporated within the capital value of 58 Tinakori Road as part of the bundle of rights and opportunities attached to its title.

The 2011 Council Encroachment Policy describes road reserve as an **asset**. The policy therefore contains a logical leap which is that the ownership of roads/road reserves has a positive value to the Council. It is debateable whether roads are an asset or a liability to the Council that owns them. The Council budget indicates that roads are a cost. Undoubtedly, roads are an asset to the city (as distinct from the Council) and roads add to the rateable value of private properties able to access the roading network.

The amount of value the roading network adds to the valuation of each individual property is variable and difficult to assess. Whatever that contribution to individual property value may be, it is capitalised into rateable value and the Council is relieved of trying to unravel all of the myriad threads that comprise rateable value. The Council Encroachment Policy fails to understand that use of road reserves generates value by the same mechanism as roads (by the potential or actual enhancement of the rateable value of private properties).

The Council Encroachment Policy has failed to properly investigate three crucial questions:

1. How do road encroachment licences create value?
2. How can the Council manage encroachment licences in the best interests of its district (City) as opposed to its own best interest?
3. What are the economic impacts of the proposed changes to the encroachment licencing fee system?

### How do Road Encroachment Licences Create Value?

The addition of a road encroachment licence to an adjacent property will have a positive or negative marginal effect on the current market value of that property. Current Market Value aggregates the value of land and all improvements on the property (capital value) and current market value weighs up the expected benefits and costs of property ownership including the costs and benefits with an associated road encroachment licence. Arguably, the marginal value impact of the licence attaches to the land value component of capital value but for these purposes it is sufficient to say that the effect is on current market value and rateable value (a periodic assessment of current market value apportioned between land value and the value of improvements).

The size of the marginal value impact of an encroachment licence on an adjacent property is highly variable, being affected by the unique attributes of the property but also affected by the individual intentions and desires of the property owners for the use of their property. One thing is certain; the value of the licence is not simply proportional to the value of the adjoining land. The concern expressed by Council that encroachment fees have not moved in proportion with land values is therefore misplaced. Similarly, proposed Option 4 to align encroachment fees with land value is not principled, but arbitrary.

In most markets, market values are determined by the interplay of the subjective valuations of many competing buyers and many competing sellers to determine a market price set by the most willing buyer and the most willing seller. In the case of an encroachment licence however, there is no broad market but only one 'buyer' and one 'seller' (a particular property owner and the Council). The value of the licence to the 'buyer' may vary from weakly negative to strongly positive. The *in situ* or use value of the licence to the Council in the absence of trading it to the one available 'buyer' is negative. Its underlying use is as a road. The Council is unable to sell it or lease it to anyone other than the adjacent landowner who cannot be denied access to the licence area because it is legal road.

Although the Council argues in its FAQ sheet that unformed road can have various public amenities, the costs of providing those amenities are appropriately therefore public costs (a general burden on rate payers).

In summary, an encroachment licence has no inherent value unless it can be added to an adjoining land title temporarily or permanently.

### How can the Council Manage Encroachment Licences in the Best Interests of its District (City) - as Opposed to its Own Best Interest?

The current terms of use of encroachment licences minimises their value. The value of any right is affected by the duration of that right. In the case of our encroachment licence, it can be terminated at the discretion of the Council at one month's notice and the Council may order the removal of all improvements from the licence area (that until that moment had been 'permitted uses'). This licence condition means that security of the licence is very low and the value of improvements on the licence area is always reduced by a contingent liability equal to the costs of their removal.

The value destroying effect of a one-month termination clause is bizarre given the stated willingness of the Council to allow licence holders to obtain fee simple (indefinite term titles) over licence areas. The current choices of occupation term are either one month or forever.

### What are the Economic Impacts of the Proposed Changes to the Encroachment Licencing Fee System?

There is no analysis of the respective economic impacts of the three fee system changes consulted upon. The FAQs state "*the proposal for consultation reflects a staged approach taken by the Council, taking into account affordability*". The concern about affordability reflects the fact that many licence holders have no choice but to pay the encroachment fee no matter how it is calculated. In turn, this concern reveals that the encroachment fee is essentially a tax or an unavoidable cost of property ownership. The question that the Council needs to answer is what the effects of changes to this cost have and who actually bears this cost? The answer to that question may surprise the Council.

As the value of an encroachment right is attached to the land value of the adjacent property, it is part of rateable value already taxed by the Council through rates. Over time, expected rating costs and expected encroachment fee costs will both affect rateable value. All things being equal, an increase in either of these costs of property ownership will decrease property value. There is a clear circularity between the encroachment fee and rateable property value. Increasing encroachment fees by \$100 and increasing rates by \$100 will have the same downward impact on rateable value. All things being equal, increasing encroachment fees decreases rateable value. Two conclusions can be drawn from this insight.

First, the Council therefore does not have to separately value encroachment benefits because that is already being done (property by property) by the property market. In other words, the Council would not be worse off if it reduced encroachment fees to zero. In fact, it would be better off to the extent that costs associated with operating the existing and proposed pricing regimes could be dispensed with. Second, the Council cannot tax the same thing twice. As explained below, the Council has some opportunity to 'double dip' in the short term, but ultimately the property market will factor in the impact of licence fees on rateable value

### "Highest and Best Use"

The "highest and best" use of road reserve is a function of the permitted uses allowed under the licence. These are not the same as the permitted uses under the adjacent title. The value of the

land in the title to 58 Tinakori Road is associated with residential use (by providing the site of a house and associated amenities for the last 112 years and with an expectation of indefinite ongoing use for that purpose). The value of the road encroachment licence is restricted to the permitted uses of fencing and planting, which can be terminated at one month's notice at the sole discretion of the Council. Residential land is much more valuable than encroachment licence land because the permitted uses are far more valuable and the security of tenure is vastly better.

The highest and best uses and the security of tenure over our residential section and the encroachment area are completely different and the value of our residential section per square metre cannot simply be extrapolated onto the licence area per square metre. "Highest and best" use suggests alternative uses (which may evolve over time and may entail different owners or occupiers). There are no alternative occupiers or owners to the road encroachment licence area other than the Council (for roading purposes) or us (for permitted uses).

### Freeholding Road Encroachment Areas

As mentioned in the FAQs supplied, property owners can choose to buy an encroachment area. We have investigated this option and were surprised to read in the FAQ answer that "*current policy provides a financial incentive of up to \$12,500 to encourage purchasing of the encroachment land if appropriate*". Certainly, no such incentive was offered to us. The terms of freeholding as explained to us were that we were required to pay all of the costs of re-surveying our section plus the legal fees to issue a new title incorporating the extra 37.2 m<sup>2</sup>. In addition, we would have to buy the land from the Council at the average value per square metre of our existing section. Of course, the value per square metre of our existing section reflects the fact that it is already surveyed and titled. Contrary to the explanation "*the current low fees charged may be a disincentive to purchase as it is easier/cheaper to have an encroachment licence than to buy land*" the reasons why few people avail themselves of the opportunity to purchase land are that:

1. The Council attempts to sell unsurveyed and untitled land at surveyed and titled values.
2. The Council sells land with narrow permitted uses for residential value (thereby capturing all the value uplift from land use change – leaving no such benefit for the buyer).
3. The Council sells encroachment land at the average value per m<sup>2</sup> of land that (by definition) is already a self-contained residential section (the Council sale price does not reflect the marginal value of encroachment land to the adjacent residential title).

### Average versus Marginal Value

To explain the last point further, imagine that encroachment land had been purchased from the Council but then was subsequently taken under the Public Works Act for roading purposes. The value impact on the landowner for the taking would be determined by assessing the value of the land before the taking and assessing the value after the taking. The compensation paid reflects the impact of the marginal change to the land area. This well-established principle recognises that the benefit or cost of either having or losing that additional land is equal and also unique – depending on the circumstances. It is wholly unsatisfactory that such compensation should be arbitrary. By the same token it is entirely unsatisfactory that the encroachment licence fee regime should be arbitrary.

### Simplicity and Fairness

Evidently, the Council is searching for a road encroachment pricing regime that is simple to administer but also fair. In fact, the analysis above shows that all of the options under consideration will be unfair on road encroachment licence holders. Rateable values factor in the existing (low) encroachment fees. Increasing encroachment fees by 100% to 300% is "double dipping" by the

Council until such time as rateable values can respond (downward) to the new fees. Until then, Council will collect both the new high fees and extra rates on rateable valuations based upon the old low fees.

### Conclusion

It is pointless, costly and unfair to try and tax the same thing through two different mechanisms. Accordingly, the Council should reduce all encroachment fees to zero and allow the highly variable individual value impacts of encroachment licences on adjacent titles to imbed themselves in rateable value.

By the same token, Council should allow property owners to buy the encroachment fee without charge, other than the obligation to meet all associated survey and legal costs. The marginal value of land addition to the enlarged title (whatever that value may be in each case) will change the marginal rateable value of property.

This approach will best achieve the objective stated by the Council which is *“fulfilling the Council’s statutory obligation under the Local Government Act 2002 to ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district”*. The interests of the district, in this case are distinct for the interests of the Council as an organisation.



**Respondent No:** 690

**Login:** Registered

**Responded At:** May 15, 2022 15:23:20 pm

**Last Seen:** May 15, 2022 03:19:14 am

Q1. <b>Full name:</b>	Marjorie Sheana McKee
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>WCC review of annual rental fees for road encroachment Submission on proposed changes I object to the three proposals outlined in the Council's letter of 7 April to those affected. 1. For the first proposal listed – to increase the annual fee for an encroachment licence – there is no indication of the basis on which the existing fee was struck, and equally the increase seems to be another arbitrary fee. The fee and its size should in fairness be based on something more than the Council's need to increase its income. 2. For the second proposal listed – to increase the lease fee for the airspace and subsoil by 100% to reflect the added property value to the lease holders – is again arbitrary. Why 100%? In addition, neither the existing fee nor its increase is apparently tied to the “added value” itself, which will vary with each individual property. 3. For the third proposal listed – consider setting the encroachment fee based on the rateable value of the adjoining property in the 2024/33 Long Term Plan – again, to base the fee on the adjoining land seems wrong. It surely should reflect the type of encroachment(s) – they vary greatly - and not the flat value of the land it relates to. My overall objection is that none of the discussion noted in the letter takes into account the value to the Council itself of having the reserve land. For the Council to have reserved the land in the first place indicates strongly that it saw value in having it. Should that not be a balance in the calculation of the fee for encroaching on it?</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 691

**Login:** Registered

**Responded At:** May 15, 2022 15:27:18 pm

**Last Seen:** May 15, 2022 03:07:32 am

- Q1. **Full name:** Lili Tuioti
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
For the Council to be mindful of cost-cutting in the present which may impact on future requirements, e.g. social housing maintenance and upgrades which have made it untenable for the council to operate in this space.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 692

**Login:** Registered

**Responded At:** May 15, 2022 15:48:36 pm

**Last Seen:** May 15, 2022 03:39:04 am

- Q1. **Full name:** Alex Gray
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

Although I live in Brooklyn I accept the need for a landfill and extending the southern landfill is the best option. But why is Council proposing to spend \$22 Million next financial year on sludge minimisation when the current consent does not expire until 2026. Council spent \$8 Million repairing the current sludge lines and should continue to use these pipes as long as possible.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>The OPEX budget is overspent by 43% and the CAPEX budget by 11%. What is the point of having a long term plan if Council does not adhere to it. If this was a private company the management team would be required to meet the budget or resign.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 693

**Login:** Registered

**Responded At:** May 15, 2022 15:49:41 pm

**Last Seen:** May 15, 2022 03:34:01 am

- Q1. **Full name:** Kirsten Lovelock
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** None of these
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** not answered

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The proposed encroachment fee increases would be prohibitive for many. We live in an area where we had to put in a ramp on encroachment in order to build out house. We also maintain the land under the ramp, so contract services that we pay for on this land. There is no choice on our road but to have encroachment land. We completely oppose the idea that the fee should be based on the land value component of our home this would be more than a 1000% increase, completely inequitable and unreasonable. In our view the encroachment added value has been our investment, not the councils. Having our cars on the ramp is a value to the council - that we pay for and have paid for in construction. The fee should not be based on property values.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 694

**Login:** Registered

**Responded At:** May 15, 2022 15:50:36 pm

**Last Seen:** May 15, 2022 03:33:18 am

- Q1. **Full name:** Diana Robyn Crisp
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- Strongly advise making sure current City Housing Tenants have the same rent as new / future City Housing Tenants or there's likely to be anarchy. Also, in calculating a Tenants income, if this is through MSD, I would hope that income is based solely on the Supported Living Payment and excludes Disability Allowance. Disability Allowance is money needed solely for Disability costs and needs to be applied for annually by providing receipts for their Disability. I would not like to see anyone with a Disability charged a higher rent because their DA (Disability Allowance) has been included as income. This so called "income" is in effect invisible, as it goes directly back out to Disability costs and doesn't/ can't contribute to any other costs whatsoever.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

Q13. Are there comments you would like to make about the landfill options?

not answered

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Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints Neutral don't know

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Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings. Support

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Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington. Support

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Q17. Increasing encroachment licence fees to better reflect their value Neutral don't know

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Q18. Additional funding for a full upgrade to Khandallah summer pool Neutral don't know

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Q19. Removal of all library charges to remove barriers to accessing council libraries Neutral don't know

---

Q20. Overall, do you support the proposed budget? Don't know

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Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

Re : accelerating zero-carbon and waste-free transition. I'm extremely concerned the Council and Government aren't taking Climate Change and environmental issues seriously and putting words into more immediate action. The clock is ticking and there have been many meetings and a great many words over decades. The time for action is now, science is providing harrowing evidence we may even be too late to provide future generations the beautiful place we call home.

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Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23) not answered

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**Respondent No:** 695

**Login:** Registered

**Responded At:** May 15, 2022 16:04:11 pm

**Last Seen:** May 14, 2022 20:45:34 pm

- Q1. **Full name:** Shane Edgar
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration

Q13. **Are there comments you would like to make about the landfill options?**

Waste to energy incineration is used extensively in Scandanavia. Many of these plants are in the metropolitan areas of large cities and even with residential areas. The technology produces clean emissions with the dual benefit of recovering energy that reduces emissions elsewhere, and reduces need for methane emitting landfills

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  Supporting document attached with feedback on proposed changes to Encroachment Licence Fees	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

## Wellington City Council Annual Plan 2022/23 Consultation

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

### Consultation on the proposed changes to annual Encroachment Licence Fees

I wish to make an oral submission on the following proposals:

- 1. increase the annual fee for a road encroachment licence from \$13.33/m<sup>2</sup> to \$26.66/m<sup>2</sup> (excluding GST) from 1 July 2022 as an interim measure to support the management of general rate increase.*
- 2. consider setting the road encroachment fee based on the individual rateable land value of the adjoining property in the 2024/33 Long Term Plan.*

#### **We do not support proposal 1 for the following reasons:**

As a rate payer I will be adversely affected by the proposed encroachment licence fee increases.

I have owned a property in Johnsonville for 22 years, long before the introduction of encroachment fees. The boundary fences were erected at the time the dwelling was built in 1973. The corner section was subdivided from number 5 Birch Street, excavated, and levelled to the boundary fences at that time. The fencing and encroachment of road reserve was implicitly approved when the dwelling was permitted by Wellington City Council. Other neighbourhood properties without structures but have privacy from trees and hedges are not charged.

As an existing property owner, a discount to the area chargeable is currently in place acknowledging the application of encroachment fees are inequitable and not consistently applied.

In our case the removal of structures and realignment of fences would be a substantial undertaking and cost \$000's, aside from the significant reduction in privacy granted by the original permitting of the property (see Fig. 1).

At a time of rapidly increasing costs and disruption due to the pandemic it seems scarcely believable that WCC would consider a 100% increase in fees in one year. **I am strongly opposed to such a large increase** and make a number of recommendations.

For those existing property owners caught by the introduction of encroachments fees there needs to a fair and reasonable process to remove structures and realign boundary fences where possible to reduce the burden of licence fees.

There is a very real burden to paying the annual uncontrollable rise in licence fees.

**We do not support proposal 2 without understanding the impact on licence fees**

Given the substantial and unchecked increases in encroachment fees under the existing policy I have little trust in the council this is being considered only to further increase fees. Additional information is required to make an informed decision .

**I make the following recommendations:**

1. Increases are indexed to CPI with an annual percentage cap above CPI if any adjustment is required (and certainly not 100% in one year)
2. Discounted rate remains for rate payers owning property prior to introduction of encroachment fees
3. Annual lump sum invoiced payments are changed to quarterly and incorporated into rates demand
4. A simple and cost-effective process to reduce encroachment area where structures can be removed or realigned
5. Consistent application of the encroachment licences across all impacted properties

*Shane Edgar and Margareta Karlsson-Edgar*

████████████████████  
████████████████████

Fig. 1





**Respondent No:** 696

**Login:** Registered

**Responded At:** May 15, 2022 16:06:18 pm

**Last Seen:** May 15, 2022 02:59:26 am

- Q1. **Full name:** Nicholas Smith
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Re Proposed changes to annual rental fees for roach encroachment - minimum fee: We understand the minimum annual encroachment fee will increase by 100% from \$103.50 to \$207. On the assumption a minimum fee is charged to cover the administration cost for each encroachment, we do not believe this 100% increase reflects the increase in admin costs over the last 10 years. Since 2012, according to the Reserve Bank NZ Inflation Calculator, the compound average inflation rate over the last 10 years has been 1.9% or 20.3% over the last 10 years. Based on a 20.3% increase in general prices, this would increase the current \$103.50 minimum encroachment fee to \$124.49, not the proposed 100% increase to \$207. Further, as per a recent professional survey by Adamson Shaw, our encroachment is only 1 square meter due to the overhang of our carport roof. This is a very small sized encroachment which is now subject to a 100% fee increase. Further, we note Wellington City property prices have experienced a 8.5% compound growth rate over the last five years (see REINZ Monthly House Price Index Report, 12 May 2022). This 8.5% increase in property value is not reflected of the 100% increase in (minimum) road encroachment fees. Our recommendation is that the council either a) increases the minimum encroachment fee to align with the CPI inflation over the last 10 years (ie 20.3%), or from when the fees where last reviewed; or b) remove the minimum fee. For us, this would mean our 1 square meter encroachment would be subject to the new annual \$26.66 square meter fee - which might be more reflective of actual administration costs. An alternative remedy would be to make it very easy for the property owner to purchase very small encroachments, like ours, to reduce the ongoing administration burden of both the Council and property owner.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 697

**Login:** Registered

**Responded At:** May 15, 2022 16:12:09 pm

**Last Seen:** May 15, 2022 04:05:21 am

- Q1. **Full name:** Andrew Hume
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

---

Q20. **Overall, do you support the proposed budget?** Don't know

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We do not support the proposed change to encroachment fees.

---

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**





**Respondent No:** 698

**Login:** Registered

**Responded At:** May 15, 2022 16:14:50 pm

**Last Seen:** May 15, 2022 04:08:14 am

Q1. <b>Full name:</b>	Max Marshall
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I would like the council to make exemptions treating tenants who are on superannuation, having this money treated as income and thereby mean-tested.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 699

**Login:** Registered

**Responded At:** May 15, 2022 16:15:31 pm

**Last Seen:** May 15, 2022 04:11:34 am

Q1. <b>Full name:</b>	Amanda Arnold
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Neutral don't know

---

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Neutral don't know

---

Q20. **Overall, do you support the proposed budget?** Don't know

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

---

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[Redacted content]

## **Submission against proposed changes to annual rental fees for road encroachment.**

**This submission is against the proposed changes.**

**An increase of 100% is sharp and unjustified.** Doubling of fees is an opportunistic move which is against the policy aspirations of Council.

**To set the encroachment fee based on adjoining land is not justified.** The encroachment land is small, severely limited in what can be done with it. There are maintenance obligations with encroachment that do not come with privately held land thus increasing the cost to me of encroachment land with no prospect of a return.

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### ***Financial & Risk Considerations***

**Contractual Imbalance** – there is no equivalence to other types of land holding (such as leasehold). There is no security of tenure, they can be terminated on a month's notice, and (unlike leasehold) there are no clear terms for future payments and increases.

**Timing and payment options** – Large unexpected increase in cost at a time when most households can least afford it. Three months' notice to double costs, and with only annual payment as an option will create significant financial pressure for some.

#### **Costs of development and maintenance:**

- are significant and demanding. For holders on the downhill side of a slope – must maintain the retaining on the bank including on either side of their parking structure, a significant obligation.
- are expensive – encroachment holders save Council costs by maintaining and developing structures while adhering to current expensive engineering requirements

**Risk** – Encroachment holders bear all costs for the land and development, a significant degree of risk. Council can take back encroachments at any time which is a significantly uncertain and unfair position given the investments. Land is often otherwise unusable.

**Costs to Council & Potential loss of rent** – increased cost may force people decide to stop renting their encroachments, with a loss of income and also the costs for maintenance going back to Council. Council costs in relation to this land have not changed significantly. Encroachment holders are the ones bearing the burden of the costs.

**Disproportionate Increase** – The proposed changes under the long-term plan (option 4) suggest a charge of \$1200 per annum for 20m<sup>2</sup> which would be a rental increase of approximately 450% (currently fee is \$14/m<sup>2</sup> = \$280 for 20m<sup>2</sup>. In the example in the LTP states \$1200/ 20m<sup>2</sup> ). **This adds a disproportionate increase, for a relatively small section of land.**

#### **Annual CPI Increases Only are Fair –**

- An encroachment is worth very little on a costs, rights and obligations analysis.
- I strongly object to the Council's interim fee increase and the long-term options proposed.

#### ***“Public good” considerations***

- **Access, intensification, and availability of parking**
  - Intensification of living means more cars need to be accommodated in the same space – car decks provide increased efficiency of parking spaces – two car decks take the space of one on

- road carpark. Additionally, car decks can be located where there would otherwise be yellow lines.
- Parking availability on Maida Vale Road is becoming increasingly challenging, not only as a result of intensification, but also tradespeople occupying parking, events (at the local church, school, fireworks, and other), school pick up, and also as commuters now park in the area and walk or cycle from here to the city.
  - Encroachments ensure access to streets and reduce the need for road widening (also a significant cost to Council), ensuring access for larger emergency and rubbish vehicles to the road with ease.
  - 
  - **Environmental considerations – climate change and green spaces**
    - By making the cost of having an encroachment excessive, Council defeats the intention to encourage people to switch to electric cars.
      - Encroachments mean people can establish charging facilities. Slow charging (6-9 hours) with occasional fast charges is the essential balance for battery health and life management. It is also essential for convenience to encourage people to confidently transition.
      - Where cars are electric and only able to park on the road, they put strain on infrastructure and negatively impact battery health if forced to constantly fast charge. These impediments reduce the likelihood of adoption.
      -
  - **Theft and safety** – There have been increasing incidents of intentional damage to vehicles in the area, thefts from and of vehicles – all of these have been to cars on the road. There are none experienced on car decks. Detail on crime rates:  
<https://www.stuff.co.nz/dominion-post/wellington/128508903/car-theft-up-by-nearly-75-in-hutt-valley-while-rates-double-across-wellington>



**Respondent No:** 700

**Login:** Registered

**Responded At:** May 15, 2022 16:24:50 pm

**Last Seen:** May 15, 2022 04:10:07 am

- Q1. **Full name:** W N PLIMMER
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
NO
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
NO
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>1. Encroachment fees: I oppose this because in many cases the nature of the land is less valuable than the adjacent private land. In my case, much of the Council road reserve to which the encroachment fee applies is a steep bank (which I maintain by growing ivy and weeding). The related proposal that encroachment fees be inflation adjusted seems reasonable. 2. Economic Development: this ends with "...identifying the city's competitive advantage areas." It is most important that this centrally includes Wellington's huge creative and artistic resources, on which value added and creative business activities depend.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 701

**Login:** Registered

**Responded At:** May 15, 2022 16:25:47 pm

**Last Seen:** May 15, 2022 00:43:28 am

- Q1. **Full name:** Elena McDiarmid
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Proposal to increase the annual fee for encroachments I wish to protest the Wellington City Council's proposal to increase the annual fee for a road encroachment by 100% from July 1 2022, and to further increase it by methods yet to be decided in subsequent years. The timing of this increase and its magnitude is shocking and regrettable in the current inflationary environment, with its avalanche of price increases. The proposed increases are not affordable for some households and they will place a considerable financial burden and hardship on others. The Council policy document titled "Review of Fee Structure for Road Encroachment Licences and Leases" was by its own admission rushed, it lacked "detailed data", and it was "...carried out at a high level, and further work is needed..." (para 25, p.37). What stands out for me is that the under the proposed increase of 100% per sqm for this year, the Council will raise an additional \$1.5million. This amount is a "drop in the bucket" of Council spending, yet it will impose considerable hardship on the few people who have an encroachment. Council estimates there are around 6,900 road encroachment licences, and around 5,000 of these are for parking or fenced land. I have a 75 square metre strip of road reserve land at the front of my property i.e., between my section and the footpath. I have an encroachment license because there is a fence on this land. There is also a letterbox a lavender bush and some roses. If I have to pay an encroachment fee of \$26.66 per sqm for this land, my encroachment fee will be \$1,999.50 payable on 1 July 2022. This piece of land is not worth that much to me, and I cannot afford to pay this fee. While it is nice to have a fence – it keeps dogs away and it presents a tidy street scape, I don't use the land for anything else. The land is slightly sloping, so I don't place outdoor furniture on it etc. I mainly park my car on the road, but I can comfortably park three cars in my driveway without parking on my encroachment. The Council belief that I gain considerable "private benefits" enjoyment and use from this land is false. Undoubtedly this would be different for properties that have a garage or similar structure on their encroachment – especially for hard to park in suburbs close to the city centre. However, for those of us who just have a fence, the "private benefits" are minimal. If the current proposal goes ahead, some of my neighbours will have to find an extra \$1,000, payable in six weeks – i.e., \$2,000 the Council for their encroachment this year. This will place a considerable financial burden and hardship upon them. The Council proposals for further increases in subsequent years are horrifying, and reflect how out of touch Council officers are with the effect that these proposals will have on individual property owners with encroachments. The Council policy document repeatedly uses the example of a 20sqm encroachment making the proposed 100% increase from \$13.33 per sqm to \$26.66 per sqm for this year seem quite small i.e., from \$266.66 to \$555.20. The repeated use of the 20sqm example also makes the proposed increases in subsequent years seem small. However, the proposed increases are not, and will not be small for those of us with larger encroachments. One of my neighbours has decided to remove their fence immediately (before 1 July) if the current proposal goes ahead. Another neighbour will remove their fence in the year to come. It is likely that I will do the same, and others are considering it. Making the decision to remove our fences benefits no one. Our street will look less tidy and the Council loses a source of revenue. Our properties will be less appealing to future buyers, and those with small children will constantly worry that a moment's inattention could see their child on the road. The Council officers who wrote this document seem to have no appreciation for the real world use and benefits of encroachments for those that have them. Nor do they seem to appreciate the financial burden that they would be imposing on a very small number of people, in order to raise a small amount of money. It would be good if the Council officers who prepared these recommendations looked at the size of the encroachments that some people have, and looked at the characteristics of the people who will be affected by their policy. Council calculations based on an encroachment of 20sqm, gives a misleading impression of the financial impact these changes will have on people. Some encroachments are much, much larger and the proposed increase in fees are unaffordable. Some of my neighbours are worried about how an increase in their encroachment fees will impact any future sale of their properties. Prospective buyers will have to be informed that in addition to the rates, an annual encroachment fee is payable. The magnitude of the proposed fees and an understanding that the Council can increase the fee whenever it feels like it, will definitely put some people off buying properties with encroachments. Those of us who are planning to remove our fences wonder whether prospective buyers who want a fenced property – for their children or to keep a dog in – will walk away from a property which if fenced will attract an annual encroachment fee that is approximately the same amount as their annual rates bill. I have found these proposals ill-timed and upsetting. The Council officers who prepared them are out of touch with what some people do with their encroachments, the size of some encroachments and the impact that this fee will have on households.

**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

---

not answered



**Respondent No:** 702

**Login:** Registered

**Responded At:** May 15, 2022 16:31:00 pm

**Last Seen:** May 15, 2022 04:24:18 am

- Q1. **Full name:** Rhona Carson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I think there are too many unknowns in establishing a CHP to run the city housing. Contracting out services has led to problems in other areas.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
I regret that the WCC recommended \$1.5M to develop the old Bowling Club site in Owen St, Newtown, isn't included in the draft plan. I don't object to increasing encroachment fees if this is done more gradually.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 703

**Login:** Registered

**Responded At:** May 15, 2022 16:42:48 pm

**Last Seen:** May 15, 2022 04:15:28 am

- Q1. **Full name:** George Hampton
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
I oppose the proposed budget on the basis on the proposed changes to the annual rental fees for road encroachment. Please refer to attached submission relating to this issue.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

## **Submission on the Proposed Changes to the Annual Rental Fees for Road Encroachments**

### **Introduction**

1. My name is George Hampton. I am a resident of Miramar having purchased my first home (with my partner) in August 2021.
2. This submission relates solely to Council's proposed changes to the annual rental fees for road encroachments.

### **Proposed Changes**

3. I understand that Council has proposed the following:
  - i) *Increase the annual fee for a road encroachment licence from \$13.33/m<sup>2</sup> to \$26.66/m<sup>2</sup> (excluding GST) from 1 July 2022 as an interim measure to support the management of general rate increase;*
  - ii) *Increase the lease fee for the airspace and subsoil encroachments by 100% from 1 July 2022 to reflect the added property value to lease holders; and*
  - iii) *Consider setting the road encroachment fee based on the individual rateable land value of the adjoining property in the 2024/33 Long Term Plan.*

### **Road Encroachment Objectives**

4. The objectives of Council's Road Encroachment and Sale Policy dated September 2011 are to:
  - i) Facilitate property owners making encroachments where, in the view of the Council, these are expected to have overall net benefits;
  - ii) Establish a fee structure that reasonably reflects the degree to which benefits occur privately, publicly or some combination of the two; and
  - iii) Aid the Council in meeting its legal obligations.

### **Road Encroachment Principles**

5. The principles that are taken into account by Council when assessing whether or not to allow an encroachment are as follows:
  - i) *Recognising that road reserve is Council-owned land, the Council will seek to make an economic return from this asset where appropriate;*
  - ii) *Encroachments with greater public and/or private benefits than detriments should generally be accepted; those with greater detriments than benefits generally should not;*
  - iii) *Encroachments with low public but high private benefit, especially those that exclude public use, should generally incur higher rental charges;*
  - iv) *Encroachments for commercial properties should incur higher rental charges than non-commercial encroachments;*
  - v) *People who are materially affected by a proposed encroachment should be consulted and their views considered when decisions are made;*
  - vi) *Encroachments that provide access to properties are broadly in keeping with the original purpose of roading reserves;*
  - vii) *Encroachments should not interfere with any reasonably foreseeable future public uses of the particular road reserve or should be removable;*
  - viii) *Encroached land should be used for purposes that are in line with, and preferably support, Council's other plans, policies and objectives;*
  - ix) *While not limiting the generality of the above principle, amenity values, cultural values, and significant ecological values should not be significantly degraded by the encroachment; and*
  - x) *Road reserve contributes positively to the overall look and feel of Wellington.*

### **Private & Public Benefits**

6. I consider the following private benefits result from allowing encroachments in general (particularly in relation to my own encroachment):
  - i) Allows off-street parking; and
  - ii) Allows safe ingress/egress to/from the property.

7. I consider that the following public benefits from allowing encroachments in general (including benefits directly to Council):
  - i) Allows off-street parking, thus removing parked vehicles from the existing road carriageway. This results in less disruption to traffic movements on narrow roads where many encroachments exist;
  - ii) Increases general rates pool available to Council by enabling development of land that would previously have been uneconomic to develop (i.e., without encroachments, many properties would not exist, meaning Council would be drawing upon a smaller general rates pool). Obviously, a larger general rates pool means Council has a greater budget to achieve positive outcomes for Wellington City;
  - iii) Reduction in general expenditure by Council on maintaining areas of public land. The contract in place for all lease holders explicitly places all maintenance duties on the lease holder. This means that lease holders are undertaking a public service each time they maintain the land upon their encroachment is located (which is often a time consuming task);
  - iv) Many lease holders have planted their encroachments up, thus increasing biodiversity;
  - v) An encroachment does limit public access to specific areas of public land. However, in effect, this also removes the health and safety risk associated with public access on areas of steep land, and therefore significantly reduces Council risk in this space; and
  - vi) By allowing an encroachment, Council is conceding that there is an overall net benefit to Wellington City.
8. As detailed in paragraph 7., significant public benefits occur as a result of allowing encroachments.

***Rates & Value of the Land (Double Dipping)***

9. By allowing an encroachment, Council are, in effect, conceding that there is little public benefit associated with the piece of land subject to the encroachment (i.e., Council consider that the encroachment will result in overall net benefits to Wellington City). Therefore, to consider setting the road encroachment fee based on the individual rateable land value of the adjoining property is misguided, particularly given the:
  - i) Unprecedented financial conditions over the past 24-30 months which contributed to a significant increase in house prices; and
  - ii) The forecast decrease in house prices in the foreseeable future.
10. If sold on the open market, the piece of land subject to the encroachment would not reach a similar value to the adjoining property on a \$/m<sup>2</sup> basis. This is because the piece of land is not of value to anyone with the exception of the existing property owner (i.e., the generally small nature of the encroachment and the restrictive planning rules mean there would be no other prospective buyers).
11. All property owners pay rates based on the rateable value (RV) of the property. The RV is an assessment of a property's value in relation to current market values. The market value, and therefore RV, takes into account factors such as an encroachment (i.e., a property's value would be significantly lower if an encroachment did not exist).
12. It therefore manifestly unjust to increase the encroachment fee when it is already accounted for within the general rates via the property RV. In addition, if the proposed changes were to occur the Council would in effect be "double dipping" – charging rates on the same thing twice.
13. The term "added property value" is misleading. For those property owners who purchased recently, like myself, there is a potential for house prices, and therefore equity, to be decreasing significantly. Therefore, there is no "added property value" for some lease holders.

***Issues with Consultation***

14. I note that I requested a meeting via email with my local Eastern Ward Councillors on Thursday 21 April. I am yet to receive a response from any of the three Eastern Ward Councillors. I am

therefore concerned as to current engagement levels of all Councillors with respect to the impact that this proposal could have on their constituents.

15. I meet with Council staff (Shu Huang, Geoff Lawson, and Raewyn Picken) on Thursday 12 May at 14:00 to discuss the proposed changes to the annual rental fees for encroachments.
16. Council staff noted that out of 5,000 letters and 2,000 emails sent out only one complaint was received about not having all of the required information.
17. I informed them of the following:
  - i) The fact that I had not received a copy of the letter detailing the proposed changes or an email (I was merely lucky that my partner had forwarded me the email she had received from Council about the proposed changes). One can only assume that there would be many people who have an encroachment who are not aware of the proposed changes;
  - ii) A colleague who had only received one page of the two-page letter; and
  - iii) At least one other person who had complained (via an email to Shu Huang) as a result of the issue documented in paragraph 16.ii).
18. I note that Council staff responded with the following:
  - i) That of the three email addresses they held for my address, two were incorrect (One can only assume that this problem is widespread); and
  - ii) That some people, presumably my colleague, would not have known to turn the page over to see the second page (This argument is preposterous and I was astounded that a Council staff member would suggest this).
19. These responses were inadequate in my opinion and I do not believe that all lease holders will be aware of the proposed changes to the encroachment fees.

#### **Methodology**

20. During my meeting with Council staff, I asked what alternative methodologies or assessments were undertaken to ascertain that the proposed changes to the encroachment fees are the best option going forward (e.g., cost benefit analyses on various assessments ranging from disbanding the encroachment team and no annual charges to an annual fee of \$10,000). No alternatives were provided. This is despite Council putting forth four options in the document titled “review of Fee Structure for Road Encroachment Licences and Leases” (i.e., Council staff involved in the meeting were either not aware of the four options or not willing to discuss them). This, in my opinion, is negligent public service from public officials.
21. Having reviewed the four options, I consider that the approach taken is fundamentally flawed as all four options focus on increasing revenue. Not one option, for example, explores (at least in part) reducing Council expenditure on encroachment administration. I consider that this inappropriate – all options should have been on the table and analysed in detail, and therefore I don’t think that Council as reached the best solution in terms of reducing the impact on general rates.
22. I therefore urge Council to go back to the drawing board and assess all available options. I am more than willing to assist in this process.

#### **Timing**

23. Given there are currently significant pressures on rate payers as a result of inflation and the general cost of living in Wellington City, I consider the proposed changes to annual rental fee for encroachments to be at best bad timing and at worst immoral (given all the work land owners do in maintaining them, and therefore reducing cost to Council).

#### **Summary**

24. I oppose the proposed changes to the annual rental fees for the reasons documented in this submission above.

Yours sincerely,

George Hampton



**Respondent No:** 704

**Login:** Registered

**Responded At:** May 15, 2022 16:45:06 pm

**Last Seen:** May 15, 2022 04:40:30 am

- Q1. **Full name:** Kate Day
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I would like to see Council continue to advocate for central government to extend IRRS to ALL city housing tenants - rents should be fair.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Please continue to do everything in your power to minimise waste, including providing kerbside green waste collection, and find an alternative to sending sewage sludge to landfill.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 705

**Login:** Registered

**Responded At:** May 15, 2022 16:45:18 pm

**Last Seen:** May 15, 2022 04:33:44 am

- Q1. **Full name:** Richard Herbert
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 706

**Login:** Registered

**Responded At:** May 15, 2022 16:47:12 pm

**Last Seen:** May 15, 2022 04:45:22 am

- Q1. **Full name:** Faith Escarlan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 707

**Login:** Registered

**Responded At:** May 15, 2022 16:47:48 pm

**Last Seen:** May 15, 2022 04:15:03 am

Q1. <b>Full name:</b>	K Evans
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>Please prioritise minimising environmental impacts and reducing greenhouse gas emissions (including methane), even if this costs more. Need more information and analysis to reach sufficiently informed view on Option 1 vs 2 (including quantum of the relative environmental impacts), and would expect Council to have seriously explored a shared investment with other local Councils in a regional waste to energy scheme before selecting either - seems likely that the best overall outcome lies in regional collaboration. Disagree with Option 3 (no residual waste facility in Wellington City).</p>

<b>Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered
<b>Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
<b>Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
<b>Q17. Increasing encroachment licence fees to better reflect their value</b>	Do not support
<b>Q18. Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
<b>Q19. Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
<b>Q20. Overall, do you support the proposed budget?</b>	not answered

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Thank you for the opportunity to provide feedback. In summary, we do not support the proposed changes to road encroachment fees as stated in the Council's 2022/23 Annual Plan. The proposed increase is significant in size (100%) so the Council's lack of evidence based justifications for the proposal makes it impossible to support. Further, we think the main consultation material should have included more detail to justify the proposed increase to ensure fee payers could provide informed feedback. The underlying policy work is not sufficiently evidence based: We understand that the underlying policy work sits within the 'Review of Fee Structure for Road Encroachment licenses and leases' paper. While paragraph 36 sets out the principle of 'good policy practice' as being 'transparent and evidence based', the paper appears to offer little evidence or sourcing to support its assertions. Specifically, with regard to the preferred Option 2: • The rental income rate of 6% for a residential property appears to be double the rate used in Auckland (as described on paragraph 12) and close to double the current market rental yield for properties in Wellington (closer to 3-3.5%). No justification for the 6% appears to be provided. • The final proposal appears to use a ~25% proportion of rateable land value, although the assumptions sitting behind the specific proposal (\$26.66 per sqm) don't seem to be outlined anywhere in the paper. We do not have a specific view on what an appropriate percentage is, but would have expected the Council's policy work to have included some expert advice on this. In our specific case, the encroached land is a relatively thin slither of land at the top of a steep unstable bank set well set back from the road beneath it. There is no reason to think this specific land to have value anywhere close to an average market value. • The combination of a fixed rental rate being applied to an indexing rateable land value will not recognise that rental prices do not increase in lockstep with changes in capital value. The experience in Wellington in the last three years is a reducing rental yield from ~5% to ~3% as capital values have increased faster than rent. A calculation method that retains a fixed 6% rental rate as land values increase seems unlikely to be appropriate. The main consultation materials don't provide sufficient information to support informed feedback: The consultation letter we were asked to respond to provides almost no analysis to support the proposed increase. Similarly, the main consultation document for the Annual Plan provides no detail on how the proposed doubling of annual fees was arrived at. The above policy paper is not obviously referenced in either, and quite likely missed by most fee payers. Further, the limited information in the main materials states that the proposal is to 'support the management of general rates increase' – a seemingly irrelevant factor in setting encroachment fees. It suggests a motivation to reduce headline rates increases, rather than seeking to robustly update annual encroachment fees to fairly reflect the value received by fee payers. Summary: We recognise that the Council is entitled to an economic return for the land it owns that is encroached on by structures owned by private landowners. In our particular case, this land is of little practical use to the Council, nor does it infringe on any practical space that could ever be of benefit to road users or other rate payers. If the Council wishes to double the rental cost for this land, it needs to provide more justification that such a dramatic increase is in fact fair and reasonable. We also note that this is an interim proposal with tentative agreement also being sought for a new approach for the 2024-33 LTP (subject to further analysis by Council). If the Council wishes to eventually move to this method, we would expect significantly more robust analysis than what we have been asked to comment on in this Annual Plan. Thank you again for the opportunity to comment.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 708

**Login:** Registered

**Responded At:** May 15, 2022 16:48:00 pm

**Last Seen:** May 15, 2022 03:08:38 am

- Q1. **Full name:** Liz Springford
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

**Q11. Are there comments you would like to make about the changes to city housing options?**

1. Wellington's affordable housing crisis keeps getting worse. Poorest 10% of NZers are worse off now in 2022 than 30 years ago. Covid-19 further widens the wealth gap between those with assets and those not. NZ's Royal Commission on Historic Abuse in Care is exposing the unspeakable childhoods, recognising the self-medication with alcohol and other drugs that resulted for many. Living with disabilities shouldn't mean housing hardship, nor escaping toxic relationships, nor fleeing to NZ from situations akin to Ukraine. Housing is a human right and the people in Wellington's social housing and on waiting lists are there because of real hardship that deserves recognition from those of us who have easier lives. Rent must not be more than 30% of income, and preferably limited to 25%. There are over a thousand people waiting to be housed - and I assume that number is much larger in reality and will grow till our country fixes our housing crisis. I've lived in Berhampore for decades (before Houghton Bay now) and visited Granville Flats and Rintoul Street Villas over the years, and met someone sleeping rough with his dogs amongst the trees near Granville for a winter a few years ago (having been evicted from Newtown Park Flats because of his mental support animals). Housing must be decent, safe, and affordable to keep warm - with space to encourage healthy community connections.

2. We need to question some assumptions: (i) charging a % of "market" rent - WCC is supplying social housing because there is a societal need, people in hardship need (& deserve) housing they can afford. The "market" is an average of many imperfect decisions made by people who are eager to make as much profit as they can from multiple rental properties, inter alia, from people who have a rental because the current tax rules favour this as a retirement investment, and from people facing high mortgage rates (from mostly offshore banks) sharing their homes with flatmates. Calculating social housing rent as % of "market" rent is at odds with the reason for supplying this housing. (ii) Likewise, why can't rates subsidise rents? I'd previously assumed this was the case. Those of us who have property are lucky, of course we should share our luck - especially older boomers who have freehold homes. This ring-fencing from rates is just a choice, and a bad choice. I am happy to pay more rates to make this city fairer. There is no question about increasing encroachment fees to "market" rates even though this will double the fees I currently pay for a corner of our garage land - and given my comments about "markets" above, WCC is free to charge more than "market" in order to better support those of us who don't have decent housing, let alone homes of their own to pay rates on. (iii) It's insane that WCC has to create a Housing Trust to get access to government funding to build new housing, plus funding to limit rents to 25% income - and that only applies to new tenants! Surely the amount of money spent on making these changes would be better spent directly on reducing the rent of current tenants to 25-30% and getting everyone on the waiting list into homes within months. (iv) How about increasing rates by 0.5% to immediately cut rents to 25% of income - in place at 1 July, with a one-off hardship payment to acknowledge that this should have happened a long time ago. Perhaps a payment that effectively backdates this rent relief to at least 1 January. 2022. WCC can talk to WINZ, supplying details to ensure that each tenant gets the best deal - whether that's via 25% income rent or accomodation supplement. Waiting for people to apply is obviously not working for social housing tenants, given the vast majority don't get the rent relief they're already eligible for. Perhaps this could be part of doing a deal with central government to take a more sensible compassionate approach in housing the people that both local and central government currently share responsibility for? (v) If a Housing Trust is the only way central government funding can be secured for building new housing and securing 25% income rent, then set up a Housing Trust to do just that, but ensure strong accountabilities for the intent of social housing, that can't be watered down in any way. Preventing local government accessing this support directly for new tenants seems incredibly arbitrary. If WCC demonstrates that they are taking more responsibility for existing tenants (real people with tough backstories), perhaps central government may give more too? I can see with so much pressing need, central government reluctance to spend on those already housed.

**Q12. The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

I feel frustrated at WCC's single sentence carbon impact analysis - this isn't enough for anyone to make decisions on. I am pleased about WCC's commitment to a circular economy. I would like to see much faster progress on refuse-reduce-repair-recycle. I remember teaching my children about cutting rubbish almost 20 years ago, and around ten years ago visiting the Kaikoura waste collection centre where the township was diverting about 3/4 of their waste and choosing not to have kerbside collection, and in Christchurch, kerbside organic waste collection has been available for years. Over recent years, my partner and I have been radically cutting how much rubbish we generate, and now put out about two WCC yellow rubbish bags a year. We hardly ever throw out kai, and we've composted all our lives - but that could be easily be dealt with by kerbside organic waste collection. So although our household has more than halved, our rubbish has dropped to 5% from past decades. Surely we can all radically cut how much we throw out rubbish in this city?! I support the piggy-back option - but hope with strong action from now on, the timing of that piggy-back can be pushed out for years, maybe even decades. How about we have something similar to Kaibosh (which we actively support) for construction waste? So that a non-profit is supported by WCC to collect & repurpose/recycle construction waste - which is funded by the rubbish costs avoided. WCC might even get to the stage where the piggy-back option is not needed, because the very small volume of yearly waste generated when the current centre is full, is better transported with 100% carbon-neutral transport to a regional facility.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Support

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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**Q17. Increasing encroachment licence fees to better reflect their value** Support

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** Support

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**Q20. Overall, do you support the proposed budget?** Neutral

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

SOCIAL HOUSING RENT RELIEF #1 - do this by 1 July ahead of everything else. CLIMATE ACTION - we still face an emergency where action means even greater human health and well-being gains than pandemic action. Do not support airport expansion in any way whatsoever - flight emissions have a huge impact. Each flight is the same as every person on their own driving the same distance in a petrol powered car. We don't have the volumes of renewably powered planes to justify airport expansion yet. Safe cycleway investment returns around \$20 in climate & health gains for every \$1 invested (Macmillan et al 2014). This means delays in cycleway completion is costing us too much in rates. We need to get people out of their privately-owned cars and onto safe all-age all-ability cycleways, walkways, buses, and community cars for hourly hire. And mostly unused cars off roadside parking and out of garages - house people, not cars, and clear space for better cycling, walking and bussing (more community cars in every suburb this year please - prioritising suburbs where better cycleways are overdue). Most of the Eastern cycleway is wonderful - but the sections past parked cars are dangerous and should be illegal. I'd love to see a few metres of bitumin here and there around the South Coast to make this beautiful scenic space easier for everyone to share, whether walking, running, pushing a pushchair, wheeling a wheelchair, scooting or biking. Driver behaviour, especially passing cyclists on blind corners is dangerous - yet this is a cycling route for Rongotai students, and for other cycling commuters, links to the Eastern cycleway or Island Bay cycleway. I'd love to see passing lanes created both roadside, and along the footpath, around the South Coast. This would be so easy and relatively cheap. Just a few metres of bitumin in a few places would make an enormous difference to safety, comfort and convenience for everyone. I'm so keen, I'd happily shovel bitumin as a volunteer over the weekends please!

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 709

**Login:** Registered

**Responded At:** May 15, 2022 16:48:05 pm

**Last Seen:** May 15, 2022 04:43:37 am

- Q1. **Full name:** Philip
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

My comments concern the proposed changes to encroachment licence fees. As a matter of fairness, any changes to the licence fees need to be carefully justified. In particular, I believe three matters need to be taken into consideration. First, the fees need to accurately reflect the value of the land occupied, much of which appears to be steep and with little potential for other uses. Secondly, the fees must reflect any limitations the licences stipulate with regards to how the land can be occupied. Lastly, I believe any general benefits that the licences indirectly provide to the public should be taken into consideration, for example, removing cars from narrow roads. These benefits should especially be taken into consideration if the WCC has encouraged people to take up encroachment licences because of positive outcomes that would result for the general public.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 710

**Login:** Registered

**Responded At:** May 15, 2022 16:49:04 pm

**Last Seen:** May 15, 2022 04:46:27 am

- Q1. **Full name:** John-Luke Day
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I support City Housing staying in council ownership, to ensure that there is transparency and opportunity for Wellington people to give input. I want to see IRRS extended to City Housing tenants so that rents are fair.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

<b>Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered
<b>Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
<b>Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
<b>Q17. Increasing encroachment licence fees to better reflect their value</b>	not answered
<b>Q18. Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
<b>Q19. Removal of all library charges to remove barriers to accessing council libraries</b>	Support
<b>Q20. Overall, do you support the proposed budget?</b>	not answered
<b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
<b>Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 711

**Login:** Registered

**Responded At:** May 15, 2022 16:55:38 pm

**Last Seen:** May 15, 2022 01:41:03 am

Q1. **Full name:** Rhona Carson

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?**

Organisation

Q4. **Please name your organisation**

Newtown Residents' Association

Q5. **Are you a City Housing tenant?**

not answered

Q6. **What is your connection to Wellington? (tick all that apply)**

not answered

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?**

Yes

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Don't know

Q9. **If the Council did establish a Community Housing Provider, which option do you support?**

not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

We have been unable to reach a consensus on approving one of the proposed options, but there is general agreement that the Council should choose whatever is best for tenants, both in terms of security and level of rent. Please see our narrative submission for more detail about our opinion.

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

New landfill on top of the existing landfill (piggyback option)

Q13. **Are there comments you would like to make about the landfill options?**

not answered





## **Newtown Residents' Association Submission on the Wellington City Council Annual Plan 2022-23**

### **Introduction**

The Newtown Residents' Association has been an Incorporated Society since July 1963. We are residents and business owners from Newtown and the surrounding area, who take a keen interest in the community and local issues. We are concerned with maintaining and improving our area's liveability, connectedness and sustainability and working to make our community a thriving, diverse, great place to live.

### **Submission**

#### **Funding for the ex Newtown Workingmen's Bowling Club Site in Owen St**

Our first point is about something we expected to see in the Annual plan, which is missing from the draft put out for consultation. On February 3<sup>rd</sup> at a meeting of the Pūroro Rangaranga | Social Cultural and Economic Committee the Wellington City Councillors discussed the future of this site and recommended that the Pūroro Maherehere | Annual Plan / Long-term Plan Committee agree to a budget of up to \$1.5 million to remove, upgrade, or develop the building and grounds of the former NWBC site for community use. There is no mention of this in the proposed plan, although the funding for the Khandallah Pool upgrade that was agreed on the same day is in the Draft Plan.

We are disappointed at the prospect that this potential community asset could stay unused and neglected until the funding is approved, which might now be more than a year away. We hope that leaving it out of the draft Annual Plan is an oversight, and we request that the Council remedy this and agree to include it in the 2022-23 annual funding.

We are very concerned that leaving an unoccupied building for a year or more risks it getting increasingly dilapidated, with the possibility that this might lead in effect to 'demolition by neglect'. We feel strongly that any future use of the site for community recreation will be very much enhanced by having access to an indoor space and the associated facilities. We note that the motion the Councillors passed on February 3<sup>rd</sup> had a clause that they "Request officers to maintain the building and grounds to a reasonable standard including security, while the community tender and design process is progressing." We hope that it will be possible to do this successfully if it isn't possible to approve the more significant funding at this time.

### **Changes to City Housing**

We have been unable to reach a consensus on approving one of the proposed options, but there is general agreement that the Council should choose whatever is best for tenants, both in terms of security and level of rent.

We support continued Council involvement in the provision of housing, and so we certainly wouldn't approve selling the housing assets to a Community Housing Provider or to anyone else.

Superficially the proposal to create a Community Housing Provider seems to be a solution to the financial difficulties the Council faces in continuing to run City Housing, but some of our members think that there are too many unknowns to wholeheartedly endorse this proposal. At present there is a lot of dissatisfaction with a variety of 'contracted out' Council services, and there are moves to bring them back 'in house'. It seems an odd time to be contracting out a whole new area of Council services. We would need to know a lot more about how accountability for the level of service would be maintained before being sure this was a good option. It is also unclear whether there would really be a substantial saving in the costs that Council would end up paying for.

On the other hand there are very real concerns about agreeing to fund City Housing through rates and borrowing, if this means a punishingly large rates rise.

We agree that housing is a social service that the Council provides, and so we don't expect it to be run purely as a self-sustaining business, but the exact details of the income and expenses involved are not available. It would be easier for residents to give input on this issue if there was a breakdown of rent collected and operational expenses; and the true costs (including the costs of borrowing to provide loans) for each option was included. This is no doubt commercially sensitive information, but we hope that it has been carefully considered behind the scenes.

### **Changes to Southern Landfill**

We support the option for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City.

**Thank you for the opportunity to make this submission.**

Yours sincerely

Rhona Carson

A large black rectangular redaction box covering the signature area.



**Respondent No:** 712

**Login:** Registered

**Responded At:** May 15, 2022 16:57:11 pm

**Last Seen:** May 15, 2022 04:40:07 am

- Q1. **Full name:** Stephen Underwood
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Kelburn Road Reserve Encroachment Action Group
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
Get it sorted and quickly.

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Support
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Do not support
Q17. Increasing encroachment licence fees to better reflect their value	Do not support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Support
Q20. Overall, do you support the proposed budget?	Don't know

Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?

I have not had the time to review the entire document. Some of us have to work for a living and I do not have the time to pore over a tidal wave of local and central government generated paper. All I know is that the Council is borrowing too much to spend on vanity projects like the Convention Centre. It cannot do the basics like manage our water supply. I do not support the Three Waters proposal. It steals ratepayer assets, removes the accountability of water management and gives control to non elected Maori. It will be a gravy train for unelected and unaccountable appointees of all colours and persuasions. It is a racist and separatist policy that will be used in other areas of our lives. It must be stopped.

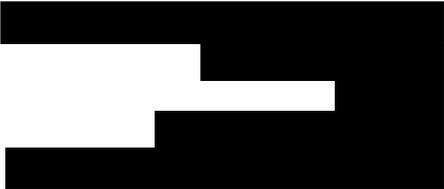
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)

[Redacted]

[Redacted]

[Redacted]

[Redacted]



15 May 2022



Dear Sirs

This submission is made by us as a representative of the following:



The above parties wish to make a submission concerning the above policy and to make oral submissions at any hearing by the Council concerning this policy.

We wish to make the following points concerning the policy.

**General Comment**

The general tone of the review document is one of revenue raising. Fairness is a secondary consideration. The objective seems to be to squeeze as much as possible from affected citizens in the simplest and less onerous manner as possible for Council Officers.

We believe that the Council must always keep in mind that very few, if any, landowners with a road reserve encroachment had any involvement in either the creation of the encroachment or the way they gain access to their properties. For most of us we had to accept what was in place at the time we purchased our properties.

Therefore, the current owners should not be cast in the role of villains who have somehow managed to gain some sort of advantage over the balance of unsuspecting citizens of Wellington. We should not be seen as a group that should be punished or be subject to price gouging or monopolistic pricing to extract as much money as possible from us because the Council has the upper

hand with the power to cancel our encroachments with a one month notice period.

### **Immediate 100% increase in encroachment fees**

In 2010 the encroachment fee was set at \$11.25 per square meter. It is now \$13.33 per square meter. Clearly this fee has not moved in line with the general costs of running the city, even if it is in line, more or less, with the CPI for the same period.

The failure of Council Officers to address the rate, regardless of how the baseline was set, does not reflect well on the financial management capabilities of these Council Officers.

In most cases the increase is probably justifiable when compared with the increases in general rates over the same period, but an immediate increase of 100% will come as a shock to many encroachment holders.

Regardless of the outcome, we consider that it is important that future increases in any Council fees are not at this level of magnitude.

### **Market Value**

The review document states that the current encroachment fees do not reflect the value of the land owned by the Council.

There is an inherent assumption that all land is equal. That is clearly not the case as many of the road reserve encroachments are banks or very narrow strips of land that have little, if any, use to the property owner.

An area of flat lawn clearly has a greater value to the property owner than a strip of land less than a meter wide that runs along a boundary. It could also be argued that any piece of land that is on a slope above 15 degrees is of little or no value. In fact, it is often a liability that must be maintained or, as is often the case, left in a semi natural state with very occasional trimming. This is usually done by the adjoining landowner at no cost to the Council.

Many encroachments have limitations on their use as a condition of the encroachment. Many do not allow the building of any structure. The value of a piece of land that cannot be built upon has to be substantially less than a piece of land without such a restriction.

Road reserve encroachments must be maintained by the encroachment holder, but the Council imposes other restrictions on maintenance. The removal of trees is not permitted generally, especially native trees. Often these trees block the sun, views and drains, including Council drains.

The review document also assumes that the Council could obtain a higher value from a third party as a justification of a higher fee for use. The reality is that there is no such value of much of the land covered by road reserves. Who is likely to

place any value on odd pieces of land where access may be difficult, and the land cannot not be used from any practical purpose?

It should also be noted that any value for rating purposes of properties with a structure such as a garage located on road reserve is reflected in the rating value of that property. The Council receives a benefit in the form of the higher rates than would otherwise be payable if the property did not include such a structure. To charge an additional fee based on an alleged 'market value' is tantamount to double dipping.

Reference is made in the review document to the benefits that private owners having garaging or car pads on road reserve. While that may be true the Council, as a representative of all citizens in the city, also receives a benefit through the removal of vehicles from the city's streets.

Therefore, as a matter of principle it is not appropriate to apply a market valuation to all land encroachments without consideration of the nature and use of the land.

### **Unintended Consequences**

We also note that the law of unintended consequences may manifest itself if any cost imposed on a landowner by the proposed changes is unreasonable. This may occur in the case of car pads, which must represent a significant percentage of structures on road reserves.

It may be cheaper for a property owner to remove a car pad and apply for a resident parking permit and park a vehicle, or vehicles, on the road rather than on the car pad. This is likely to add to the already dire parking situation in many inner-city areas. In this case the Council will receive less revenue and be contributing to the parking congestion.

### **Sale of Road Reserve**

Paras 17 to 21 note the difficulty and cost of selling road reserve land. These costs are all borne by the purchaser. We know of encroachment holders who have tried to buy road reserve, but the costs far exceed the value of the land to be purchased. The review notes that the Council has not generate much income from the sale of road reserves and the implication is that it would like to see more sales. The implication of para 21 is that if the encroachment fees are increased substantially, it may incentivise property owners to go ahead with an expensive and time-consuming purchase process to end the payment of fees to the Council.

If the council is keen to see more sales of road reserve, then it should simplify and remove costs from the process as an incentive, not increase the fees until purchase is the only option.

## **Is there really public exclusion?**

We note also that many car pads and garages have been built over land that is otherwise unusable. It is often steep and unkempt and has no practical value. Certainly, no member of the public would ever use such land. While the construction of a car pad or garage creates a private benefit it is not at the expense of public access.

## **Reduced Street Appeal**

We also note that generally the Council does little if anything to maintain areas of road reserve and leaves it to the adjoining property owner to maintain the road reserve. Some do and some do not. We believe that this policy of benign neglect is a major factor in the untidy and uneven nature of many streets in Wellington. While some may argue that this natural state contributes to the 'charm' of Wellington it definitely detracts from the street appeal of many properties.

A Kelburn example is a comparison between Central Terrace and the streets in The Glen. In one (The Glen) the property boundaries are well maintained and orderly. In the other (Central Terrace) they are not, and general street appeal of the properties is diminished and reflects poorly on the city.

## **Subsoil Encroachments**

We consider that subsoil encroachments should be treated differently from surface encroachments. While the subsoil encroachment gives a private benefit, usually in the form of a garage, it does not usually affect the right of the public to use the surface area.

It is not plausible to argue that the public suffers any loss if a subsoil encroachment occurs as the public would not be able to use the subsoil if the encroachment was not present. Similarly, the existence of the subsoil encroachment provides off street parking which is a benefit to all residents and the public.

While recognising the private value of subsoil encroachments we submit that any charge should be discounted heavily, say 75%, from any charge for a surface encroachment.

## **Balconies**

While we do not have a balcony, we are of the view that care must be taken to ensure that affected property owners are not exploited by the Council. Balconies can be difficult to remove, especially in modern apartment buildings, and therefore the owner is left with only one option – to pay whatever the Council charges.

At some time in the past the Council gave the original owner of the property the right to erect the balcony and it is unreasonable for the Council to then turn into an aggressive revenue raiser when the property owner does not have any choice without spending a significant and probably impractical sum to remove the offending balcony.

The parties to this submission look forward to receiving additional information and participating future meetings and wider consultation on this issue.

Yours faithfully

A handwritten signature in blue ink that reads "Stephen Underwood". The signature is written in a cursive style with a large initial 'S'.

Stephen Underwood



**Respondent No:** 713

**Login:** Registered

**Responded At:** May 15, 2022 16:59:04 pm

**Last Seen:** May 15, 2022 04:05:43 am

- Q1. **Full name:** Kate de Boer
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**

We agree that the piggyback option is the most practical choice in the current operating environment. We acknowledge that maintaining some landfill capacity in the city is a necessary part of the transition to a circular economy. Landfill is a last resort We fully support Council's intention to enable a major reduction in waste to landfill in line with the WMMP, Te Atakura and the transition to a circular economy. However, we understand that there will be a need for a safe, effective and affordable disposal option for the foreseeable future. We agree that there is uncertainty in the current operating environment

but it is clear that the direction of travel is towards a zero waste, zero carbon circular economy. Maintaining the ability to landfill a decreasing amount of material is a transition step towards a true circular economy. Create an absolute cap to drive behaviour change. The piggyback option places a cap on the total void space available for disposing residual waste. We urge the council to treat this cap as an absolute limit for the long-term disposal of waste in the city. This will drive policy and decision making for Wellington to make the landfill void space last as long as possible through ambitious waste minimisation action. This will maintain the asset value of the void space that is created once a resource consent for the piggyback option is secured.

User pays model for disposal. We agree that a user-pays model for rubbish disposal is the most appropriate approach as it aligns with the polluter-pays principle. We also agree that a new model for funding and financing investment and op-ex costs is required so that the Council is able to take a proactive approach to working towards zero waste. It is critical that landfill pricing supports the council's goal of incentivising resource recovery and waste reduction strategies.

Option 2: Waste-to-Energy Incineration (WTEI). The WTEI option would take Wellington in the wrong direction. This is the worst of the options. Incinerators work against efforts to minimise waste and design waste out of the system. They are not green, sustainable, safe or renewable. Incinerators are disposal technologies. Incinerators destroy valuable renewable and non-renewable resources. Governments, businesses and communities everywhere are looking for ways to encourage people to reduce, reuse, repair, refurbish, compost and recycle the things we use so we can conserve resources. Incineration works directly against these efforts. Incinerators and landfills are both disposal technologies which sit at the bottom of the waste hierarchy. With an incinerator, you still need a landfill to take the toxic ash and other residue. Burning rubbish makes the quantity smaller but concentrates toxicity in the ash. Incinerators are capital intensive and require consistent feedstock to remain viable and functional. A long term contract to supply rubbish to feed the incinerator would be part of the deal, so Wellington City would be locked into continuing to supply large volumes of rubbish. Incinerator proposals usually involve importing rubbish from other regions to make them viable. This would result in additional impacts on the local communities from truck movements. The failure to provide adequate and appropriate feedstock not only impacts on the ability of the plant to run, it can also dramatically impact on the concentrations of toxic emissions. Incinerators emit CO<sub>2</sub>. Incinerators burn organics like wood, paper, cardboard and materials made from fossil fuels. They emit large amounts of CO<sub>2</sub>. The Intergovernmental Panel on Climate Change reports that each tonne of waste burnt produces up to 1.2 tonnes of carbon dioxide. Creating electricity by burning mixed rubbish relies on burning renewable and non renewable resources. One of the largest sources of greenhouse gas emissions from landfills is methane from organic materials like food scraps. Diverting organics from landfill is now a major priority for both Government and Council. Organic material provides feedstock for making compost and can be returned to soil to support food production. As we get more organic and food waste out of landfill, the incinerator would mainly be burning plastics and will have a far bigger long-term carbon footprint compared to the landfill extension. Incinerators increase the carbon intensity of the grid. We have read the background documents and do not agree with the reasoning behind the argument that electricity produced by burning rubbish can somehow be 'offset' against emissions from the national grid. There does not seem to be any commitment to pay for, or create, any sort of offset activity eg. planting programmes on or offshore. The argument seems to be that the electricity generated from an incinerator would substitute for existing fossil fuel based power generation capacity, when in reality it would simply be adding to the overall grid electricity supply. Demand for electricity is increasing as we decarbonise transport and heating systems. Investing in an Incinerator that burns fossil fuel derived plastic to produce a small amount of electricity is a poor outcome. NZ's electricity generation is already around 85% renewable. Generating electricity through incineration will increase the carbon intensity of the grid rather than decrease it. Investing directly in renewable energy supply options would give a far better return on investment. Health and environmental risks and impacts. Despite improvements in pollution controls, incineration still produces cancer-causing emissions such as heavy metals, dioxins and furans. Living near an incinerator has been linked to health effects including infertility in men, premature births and non-hodgkin's lymphoma.

Option 3 No residual Waste Facility in Wellington City. We agree that shipping rubbish out of Wellington to landfills in other regions is a poor choice for practical, moral, behaviour change and carbon outcomes reasons. On the face of it, closing the landfill altogether might seem like the most ambitious option to signal that we want to get on with reducing waste at source. However, the transition to zero waste and a circular economy will take time and investment. The current landfill consent ends in 2026. The sludge minimisation facility, which will unlock Wellington's ability to reduce waste being disposed of in landfill, won't be completed until 2026. All the rubbish Wellington produces would have to be trucked to another landfill in the region. This would create more emissions, and make our waste problem another community's problem. It also means in the event of a natural disaster, we won't have the option for safe disposal that a landfill provides. Sending waste away to another place could also mean that there is no hard incentive to reduce waste, as there is no time or void space limits to the waste disposal option. We think that the piggyback extension to the landfill, with a very clear commitment to this being the absolute cap for long term waste

disposal, will be the best driver for waste minimisation while avoiding the perverse outcomes of closing the landfill too soon.

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Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 714

**Login:** Registered

**Responded At:** May 15, 2022 16:59:04 pm

**Last Seen:** May 14, 2022 23:37:33 pm

- Q1. **Full name:** Jennifer O'Connell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** None of these options
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Central government, through Kainga Ora, should take over all council housing and base rent on 25% of a tenant's income.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** None of these options
- Q13. **Are there comments you would like to make about the landfill options?**  
Look into plasma waste conversion technology.
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We would like to comment on the proposed increases to encroachment licence fees. We disagree with there being any such charge at all because there is no principled basis for it. The charge itself is at odds with the explanation WCC gives to justify its imposition. We see it as opportunistic revenue gathering, dressed up as an unavoidable liability that WCC has choice but to offset by way of a charge to the rate payer. WCC claims the principle behind the encroachment fee recognises "that road reserve is Council-owned land, and it will seek to make an economic return from this asset where appropriate." The principle, as claimed, seems to say that WCC must recoup money for use of land that would otherwise be used for something else, regardless of whether it could be used for something else. The encroachment we pay for is a ditch between the footpath and the front porch that provides sole access to the property. It is not possible for WCC to use that land for any purpose whatsoever. Similarly, adding a charge for airspace is equally at odds with the justification WCC tries to provide. There is no value to WCC in the airspace it proposes to charge for, in the same way there is no value to WCC in the ditch between the footpath and our front door. Accordingly, there is no loss to WCC it can feel obliged to recover. The basis for the charge is flawed, therefore should not be imposed at all. It is extremely easy to feel cynical about WCC charging an encroachment fee in such circumstances. There is nothing ratepayers get in return. WCC could say that we receive access to our property, but there is no loss to WCC that justifies the charge. As with many, many other properties in Wellington, the city's geography means that the ditch between the footpath and our front door is dead land. WCC cannot utilise the land in any other way. Moreover, it is dead land that is peculiar to our property only. This is simply the geographical reality of Wellington's hilly landscape. There is also a question of how far WCC will go when setting the level of such a fee. The fictitious basis for the charge suggests there is no limit to what WCC can unilaterally decide it will charge. This is a natural consequence of the flawed nature of the claimed basis for the fee. Asking this question shines a light on the unprincipled basis WCC says the charge must be imposed. The encroachment fee is based on a fiction, and should be abandoned.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 715

**Login:** Registered

**Responded At:** May 15, 2022 17:12:41 pm

**Last Seen:** May 15, 2022 05:02:13 am

- Q1. **Full name:** Emma Hay
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I am in favour of the the increase from \$13.33 to \$26.66/m<sup>2</sup> of the encroachment fees but I DO NOT support the idea that the encroachment fee is based on the value of the rateable land. This would increase the costs significantly and as a single mum I am already struggling to keep up with the increased WCC rates now \$410 per month, cost of food, cost of petrol, the huge \$500 per month increase in my mortgage due to the increased interest rate so please do not base it on the rateable value as that would be financially crippling!</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 716

**Login:** Registered

**Responded At:** May 15, 2022 17:25:33 pm

**Last Seen:** May 15, 2022 05:11:45 am

- Q1. **Full name:** Kate Littin
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Forest and Bird Wellington Branch
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

Introduction Forest & Bird is New Zealand's largest independent environmental voice and is represented by a nation-wide network of branches. The Wellington Branch has around 1,700 members. Its initiatives enjoy levels of volunteer and community support beyond branch membership. Forest & Bird's mission is to take all reasonable steps within its power to preserve and protect the indigenous fauna and flora and natural features of New Zealand and in doing so take full account of their intrinsic values and benefits to communities and future generations. The built environment, whilst essential to our lifestyle can be a threat to our wildlife. We engage with the Council to achieve good outcomes that preserve our remnant flora; enhance Wellington's endemic biodiversity; promote ecological connectivity; improve the health of waterways and harbour. We also support initiatives that reduce the city's impact on global warming e.g. efficient public transit, use of renewable energy and the re-use and recycling of resources. Our submission Forest and Bird supports a circular economy with minimal impacts and least impacts on nature. Recycling and reuse must come before incineration, and sending our waste to someone else is not an option. We support the Council's preferred option 1. The success of option 1 depends entirely on the success of the overall waste minimisation plan. This means an ongoing and strong focus on waste reduction, reuse/repurposing via an active centre, and recycling as a last resort. It was good to see work underway to improve recycling of building material. We also believe that recycling of soft plastics and other materials that are not currently handled should be urgently investigated. We believe that there needs to be greater consideration for wetland and other reserve setbacks / restoration, to offset and mitigate impacts of the growing waste management site. The current planting plan seems to be only what is required or built into the landscaping plans. We submit that the Council should explore a larger wetland, to better compensate for and mitigate the effects of the landfill, to provide a better habitat for wildlife, and to provide options for contributing to site filtration. Environmental concerns Not all waste finds its way to landfill, a proportion of this waste is dumped on public land, often in reserves. This is not only an eyesore and health hazard but it also attracts rats and mice. Decaying material can also be toxic and leach into the ground water and percolate into streams. Landfill sites including this one occupy valuable green space, bury flora and destroy habitat for many native species. Gullies and streams are decayed or destroyed at the landfill site and the purity of the water downstream from it is seriously compromised. Landfills are a breeding ground for rats and mice, which themselves cause harm to other wildlife. As noted above, we believe that the Council must consider a greater wetland area to offset harm caused by the current and proposed landfill site and operations.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** not answered

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**Q20. Overall, do you support the proposed budget?** not answered

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

not answered

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**Respondent No:** 717

**Login:** Admin

**Responded At:** May 16, 2022 09:33:39 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Jeselaraj Thavappiragasam
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** None of these options
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 718

**Login:** Admin

**Responded At:** May 16, 2022 09:35:01 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Siilirna Taulogo
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Dont know
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
No	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 719

**Login:** Admin

**Responded At:** May 16, 2022 09:50:30 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Maureen O'Meeghan
Q2. <b>Phone number:</b>	[REDACTED]
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

## WELLINGTON CITY COUNCIL CAR DECK ENCROACHMENT: SUBMISSION CLOSING SUNDAY 15 MAY 2022

I hold a Licence for a car deck in [REDACTED] covering 27 meters of Wellington City Council (WCC) Road Encroachment (RE) Land.

WCC proposes doubling the annual Licence Fee for RE land from \$13.33 per m<sup>2</sup> to \$26.66 per m<sup>2</sup>, and to consider changing from a flat RE fee to one based on land value in the 2024/33 Long Term Plan. I oppose WCC's proposal to switch from a flat fee for RE land to a fee based on the value of adjoining land for the following reasons:

- 1. A rateable value approach to charging for RE land would lead to a huge and disproportionate increase in RE fees for households in the inner suburbs.**

WCC's "Review of Fee Structure for RE Road Encroachments lists 4 options for costing WCC RE fees. Option 2 would keep the flat fee structure, but double RE fees (in my case from \$413.91 to \$827.82 p.a.) Option 4 would increase my RE charges to \$3,781.20 a year (i.e. more than 9 times my 2021 Road Encroachment fee. This also represents nearly 60% of my general rates bill for the 2021/22 rates year.

- 2. This substantive increase will not fairly reflect the services provided to ratepayers by WCC**

**Option 2** (doubling the RE fee) produces the same revenue as Option 4 (moving to the land-based system.) WCC does not consider Option 2 fair because it doesn't recognize differences in land values and could lead to substantial and potentially unaffordable fee increases for some Licence holders.

**Option 4** is considered fair and reasonable because it is based on land values (even though WCC's Review of Fee Structure for Road Encroachment Licenses notes that this option could also "lead to substantial and potentially unaffordable fee increases for some holders")

**I consider that RE Fees should be based on services provided by WCC (i.e. allowing off-road parking) - not the perceived ability of people in the inner-suburbs to pay disproportionately more for the same service.**

- 3. Aligning RE License fees to land values will result in large cost increases as a result of the aberrant spike in land and house values in 2020-21**

Quotable Value NZ issued revised land and capital values for Wellington in late 2021 at the peak of the housing boom. Since then, rising interest rates and the inability of wage earners to service large mortgages has dampened demand. As a result, land and house values have declined markedly in recent months and appear likely to stagnate for some time. **In a stagnant market, high WCC RE charges will impose an unfair burden on residents of inner suburbs. They could also deter potential buyers for the property.**

- 4. Charging RE fees based on the rateable value of adjoining land could also set a dangerous precedent should WCC at some future time opt to base the general rates solely on land values. This would lead to very high rates increases in some areas.**

- 5. The proposal does not consider the intrinsic worth of RE land, which may bear little resemblance to property values (either due to the nature of the land or WCC limitations on RE land use.)**

WCC's "*Review of fee structure for road encroachment licenses and leases*" notes that one objective of the new funding regime is to establish a fee structure that "reasonably reflects the degree to which benefits accrue privately, publicly or some combination of the two".

**I consider that basing the RE Licence fees solely on the land value of the adjoining property fails to achieve this objective because there is often little resemblance between the benefits that accrue from RE land and adjoining property values.**

**In my case, WCC imposes strict limitations on land use which affect the value of the RE land.**

- (i) The WCC Licence on Road Reserve Land can be **terminated with one month's notice.**
- (ii) The WCC District Plan specifies that **on the seaward side of many Roseneath roads, including the Crescent, buildings will be limited to uncovered decks.** My Licence does not allow me to build a car port or garage on the car deck. **This policy disadvantages RE Licence holders on the seaward-side of the Crescent vis-a-vis Licence holders on the opposite side of the road who could potentially build garages along-side or under their houses.**
- (iii) The encroachment land is **very steep.** Ground level under the car deck is 2.3 meters below road level, dropping to nearly 5 meters below at my property boundary. The deck is supported by large posts and braces which are expensive to maintain (over \$8,000 when last serviced). **Because the section is so steep, the deck cannot be used by heavy vehicles.**
- (iv) The policy also disadvantages ratepayers living near to the sea as vehicles on the car-deck are subject to accelerated weathering and rust due to sea-salt, very high winds, sun and rain.
- (v) Vehicles on open decks are just as prone to theft and vandalism as those parked on the street.

**It is not fair and reasonable for WCC to charge a Licence fee based only on rateable land value regardless of the nature of the land and the limitations WCC puts on its use. My Licence for an open-deck on very steep RE land exposed to the elements is worth far less to me than to someone with a Licence for flat RE land who could potentially build a secure garage on the site.**

#### **6. The proposed increase is out of proportion to the rental value of a car deck.**

I have checked with property management companies Quinovic and Leaders and gather that a park in a secure building in town may cost around \$230-250 per month. The proposed land-based fee for my open car deck would cost more than \$300 per month. In addition it is easier to park in the suburbs and so rents for car decks and pads are negotiable and tend to be much lower.

#### **7. Car decks and pads contribute to the Public Good by taking vehicles off the road.**

- (i) Removing cars from the road benefits the entire community particularly in the older inner-suburbs which are frequently hilly with narrow, winding roads. Roads in Roseneath get very congested with parked vehicles and buses. Parking vehicles off-road aids line-of-sight, provides views, relieves congestion and improves safety for pedestrians and motorists alike. **Since residents can park by the curb free-of-charge in most suburbs, a land-based RE fee will have the unintended consequence of discouraging off-road parking and increasing congestion.**
- (ii) **In addition the car deck serves the Public Good by providing a landing and steps down to a communal path serving four houses. Handrails on the deck, steps and communal path are necessary to prevent accidents due to the steep banks.**
- (iii) I have planted native trees and shrubs on the Road Reserve Land to help stabilize the bank and generally improve the area.

Maureen O'Meeghan, [REDACTED]  
[REDACTED]  
[REDACTED]



**Respondent No:** 720

**Login:** Admin

**Responded At:** May 16, 2022 10:06:40 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Pamela Miria Finny McConchie
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
Sustainable and foeward thinking regional facility
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  See attached	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



### **Proposed Encroachment Policy**

I do not support the proposed increases in Encroachment Fees for several reasons.

Principally, I do not support the increase because the proposal is based on the incorrect assumption that the land should be subject to 'market forces'. Because of the size, shape, and location of the land it only has value to the adjacent property. Consequently, if the land subject to the encroachment fee was 'on the market', there would be only one party with a potential interest.

The fact that the land is held by WCC, and not the adjacent landowner, is the result of the original and overly conservative planning considerations and boundaries at that time. If the same developments and subdivisions were made today, the land subject to the encroachment would most likely be part of the adjacent property.

To charge market rentals based on the value of the adjacent property values also implies that the Encroachment Fee provides full property rights over this land. It does not, and the Encroachment Agreement makes this very clear. In fact, the licence holder has extremely limited rights in the land, just a right to occupy at the will of Council. All rights are still held by Council.

Since the land subject to the encroachment has value to only one person i.e., the owner of the adjacent land, there is no 'market' for the land. Therefore, rather than the land being valued at the same rate as the adjacent property, the land has limited value because of its extremely limited use. The land in question also has no actual or practical value to the Council which is why it was possible to obtain an encroachment.

Council also accrues considerable practical and financial benefit from the encroachment. All maintenance and weed control are undertaken by the encroachment holder. The encroachment also potentially increases the value of the adjacent property from which the Council therefore receives greater rates revenue. Finally, in most cases the encroachment facilitates off-street parking which improves traffic flow and road safety.

The proposed policy is also counter to the principle of natural justice, which underpins all planning and legal processes. Many of those with encroachments entered into the agreement based on the situation at the time. They have made significant financial and practical decisions and investments on that situation. Had the proposed policy changes been present when they made those decisions, it is highly likely that a different decision would have been made. To apply the proposed policy change essentially retrospectively is unfair and in my opinion immoral and unethical.

For a policy with such significant implications, both financial and practical, to many residents and ratepayers, the consultation and opportunities for discussion and debate have been extremely poor. While the changes were presented in a letter dated 7 April, I only received the first page. The letter I received was missing all the material on making a submission. I do not believe that I was the only person to receive such a letter and therefore lack of notification. When this was pointed out to Council staff, their blasé response was that the information was available from other sources and therefore ‘it didn’t matter’! It is therefore highly likely that many potentially effected parties have not been notified of the implications of the proposed policy.

With regard to the specific policy suggestions:

- Since there has been no change in the ‘service’, or level of service, provided by the Encroachment Fee it is difficult to see why the Administration Fee has to double. The proposed rate of increase is several times the increase in rates (which is already exorbitant) and the rate of inflation. One can only assume that the increase is required to meet the administration costs within WCC. This reflects unreasonable inefficiency and wastage.
- The proposal to link the Encroachment Fee to the property value is not consistent either with ‘market forces’ or natural justice for the reasons discussed earlier. There is no market for the land covered by these Encroachments. The land has no value to Council and the only potential user is the adjacent landowner.
- The size, shape, location, and other characteristics of the land invariably means that it is only fit for a single purpose, that to which it is currently being used.
- Also, as discussed, the Council is already receiving revenue and avoiding costs through the existing encroachment.
- The shift to market rates would be a dramatic move away from past practices and the environment when decisions regarding the encroachment were initially made. The holder of the encroachment is now severely constrained regarding options should the fee rise to such exorbitant levels. They are essentially trapped within a situation they cannot avoid or manage. They would have no practical option but to pay the suggested fee. For those on fixed or limited incomes, this could have a catastrophic impact on their lives. Again, I believe that this is both amoral and unethical.
- The draconian and monopolistic policy proposed will invariably result in considerable hardship for persons who no longer have any options, apart from abandoning any structure on the encroachment. The ‘return’ of the land to Council, however, would impose significant costs, and have a range of adverse environmental effects, on council and the community.

## *Options*

1. Increase the current encroachment fee in line with the rates increase, not by 100%. A policy could be adopted that would see this happen on an annual basis to avoid the need for quantum jumps in the fee as proposed currently.
2. Any move to market rates should only apply to new encroachments, or changes to an encroachment, when the adjacent landowner can assess fully the longer-term implications of the decisions they are making. The change could also be implemented when a property was sold for the same reasons i.e., the party is fully informed of the cost implications of having an encroachment attached to the property.
3. Existing encroachment holders should continue to use the land under the same conditions as at present but subject to Option 1 above.
4. If the Council wishes to obtain greater revenue from the 'waste' land covered by these encroachments, it should develop a process whereby the land could be purchased by the adjacent landowner. Such a system, however, must be simple and transparent and provide the encroachment holder with some surety that the sale and transfer will occur before they embark on the process.

Council should not sell the land at 'market rates' since, as outlined above, there is no market. The only potential buyer is the adjacent landowner. The land could be sold pro rata at the land value of the adjacent property, not the capital value. To use the capital value would be both unrealistic and unfair.

When I explored the option of purchasing the land covered by an encroachment on my property 20+ years ago, I had to meet all the costs of survey, and then apply to purchase the land with no guarantee of being successful. The 'risk' inherent in such a process was so great that I abandoned the process.

The sale of the land in this manner would provide an immediate revenue to Council. It would also remove any responsibility for the land and its administration from Council.

I would like to meet with councillors on this matter. I believe that it is critical that councillors understand fully the errors, implications, and unfairness inherent in the proposed policy.

Yours sincerely



Pamela Miria Finny McConchie



**Respondent No:** 721

**Login:** Admin

**Responded At:** May 16, 2022 10:11:26 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Anke Nieschmidt
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Toimata Foundation
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

## Submission:

### Wellington City Council (WCC) Annual Plan 2022/23

Name: Toimata Foundation [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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#### Topic: WCC investment in Enviroschools

In this submission we:

1. Acknowledge and thank WCC for its long-term support of Enviroschools Te Upoko o te Ika a Māui since 2006.
2. Request that WCC invest in its *Strategy for Children and Young People* through this Annual Plan.
3. Request that WCC commit to the Enviroschools Regional Statement of Collaboration\* by channelling \$160,000\*\* of this investment into Enviroschools in the coming financial year and growing investment in the Enviroschools Network over time.

\*See Appendix 1 – Regional Statement of Collaboration

\*\* See Appendix 2- Funding Level Options - for a description of what can be achieved at different levels of investment.

#### **WCC and Enviroschools – an ongoing relationship**

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WCC has worked in collaboration with Toimata Foundation (the national support organisation for Enviroschools), GWRC, other territorial authorities and many other collaborating partners locally, regionally and nationwide to provide an Enviroschools Network in Te Whanganui-a-Tara since 2006.

Enviroschools is a network of early childhood education centres (ECE) and schools learning and taking action together across a range of real-world issues that matter to them and to the community. Through Enviroschools young people are empowered to be change makers as they plan, design and implement projects and then reflect on their learning and action. Enviroschools also addresses the sustainability of the systems and environments in which our young people find themselves most of the time – ECE and schools.

Enviroschools is acknowledged in WCC's *Strategy for Children and Young People* as an organisation the council funds to deliver on this strategy. Enviroschools also aligns well with other WCC strategies including *Our Capital Spaces* and *Our Natural Capital*.

Staff from Toimata Foundation and all the Enviroschools council partners in Te Upoko o te Ika a Māui have developed a *Regional Statement of Collaboration* outlining how we work together to support innovation and growth in the Enviroschools network.

We thank you for your part in this over the last 17 years.

## **The significance of Enviroschools in delivering on WCC's Strategy for Children and Young People**

We live in a world of increasing environmental and social challenge. WCC's Strategy for Children and Young People recognises the importance of ensuring that our young people are "active in a sustainable economy, resilient in the face of climate change impacts and unforeseen events." (Pg 6)

Young people are increasingly vocal that they want change and that they want to be part of the process.

Enviroschools contributes to all focus areas of WCC's Strategy for Children and Young People with a particular strength in Focus Area 6 - Participating in change.

The way Enviroschools addresses the sustainability of the systems and environments in which our young people find themselves is unique and makes it significant in the mix of organisations funded as part of the strategy.

ECE and schools in Te Whanganui-a-Tara see the value in being part of the Enviroschools Network with increasing numbers inquiring about becoming part of this network (approximately 20 new inquiries in the past 18 months).

## **An Effective Approach to Funding a Strong and Inspiring Enviroschools Network**

To be effective as a network, Enviroschools needs funding that

- is sufficiently secure to recruit and retain effective facilitators
- provides sufficient facilitator capacity to
  - maintain relationships with ECE and schools already participating in the network
  - respond to and build on new interest in the network, and
  - take advantage of collaborative opportunities with other providers
- has the potential to grow in response to network need.

## **The Current Situation** See Appendix 3

The current funding from WCC is sufficient to employ a part-time facilitator for 23 hours per week. Small part-time roles such as this do not provide the flexibility needed to build relationships with centres and schools, nor do they enable us to take advantage of developments in other parts of the network or to collaborate effectively with other providers locally.

The 23 hours per week is sufficient for a facilitator to hold responsibility for approximately ½ of the participating ECE and schools. Although the other ½ receive communications and have access to online and physical Enviroschools resources, without the support and connections a facilitator provides, centres and schools often lose momentum and can be lost to the network. These are often ECE and schools that have done considerable work over time to develop a whole centre/school approach. This is not only wasteful for their centre/school community but can also have a flow on effect into the remainder of the network as the support that centres and schools within the network provide for one another reduces.

The large number of additional inquiries from centres and schools wishing to participate represents significant untapped potential in the network at a time when the world really needs young people and the adults around them to be thinking and acting creatively, sustainably and regeneratively.

Within a region that already operates on relatively low investment compared to other regions, WCC is one of the lowest investors. This is based on population, number of learning institutions and number of registered Enviroschools. (See Appendix 4.)

Under staff advice we waited until our 3-year contract came up for renewal this year, to attempt to address this capacity gap. With demand growing year by year, we have got further and further behind what is actually needed in the network. We now understand that the funding required to ensure a viable and strong network is unlikely to be possible through the 3-year contestable grants and we are looking for a better option.

Enviroschools is not generally funded through grants as they do not provide sufficient security to employ quality facilitators and do not enable a strategic approach to network growth. WCC is the only council in Te Upoko o te Ika a Māui, and one of only 2 in the country, that funds Enviroschools through grants.

### **A step change in funding is needed to ensure a viable and strong network**

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#### **More facilitators with more hours**

To address the capacity gap, we need to shift from one part-time facilitator role to two larger facilitator roles. This shift would put Wellington City Council in line with other large urban councils such as Dunedin and Auckland. See Appendix 5.

The chart in Appendix 2 outlines a range of funding level options for this year with an indication of what each would mean in terms of facilitator capacity to support the network.

While more moderate options would improve our ability to support the network, they would still leave Wellington City behind in relation to other parts of the regional and the nationwide network. Choosing a progressive option would enable us to create a strong base from which to continue to develop the network.

#### **More security and the opportunity for a strategic approach**

To be effective as a network, Enviroschools requires baseline funding.

Because Enviroschools is holistic and contributes across the board, it is difficult to source baseline funding from existing budgets. Attaching a budget line directly to the Strategy for Children and Young People could open up the opportunity to fund Enviroschools in a more strategic way.

In other large urban councils funding for Enviroschools often comes from a combination of general rates with a top up from things like a natural environment rate and/or Waste Levy. Something similar could work in WCC.

### **Why is investment needed now? What happens if we wait?**

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Continuing to fund Enviroschools at the status quo is a high-risk choice in terms of WCC getting value for funds invested.

WCC is already **a long way behind** cities in other parts of the country and there is potential for lost momentum in the Te Whanganui-a-Tara network. ECE and schools already involved that have done considerable work over a period of time to develop their practice are likely to lose momentum if we are not able to have a facilitator attached to them. This loss of momentum is compounded by the COVID pandemic.

Newly interested schools and centres often lose interest if we are not able to engage with them soon after their early inquiries.

Investment levels determine the size of the facilitation role(s) we can recruit for, which in turn affects who applies for them. We are currently in a position where we need to recruit. If we recruit now for a smaller role which could potentially be bigger in the next few years when more funds are available, we are losing the opportunity re-set role size(s) appropriately and recruit accordingly. This could affect the network for many years.

Let's step outside the status quo and choose a progressive funding option now. This opens up the opportunity for this vitally important network that delivers on WCC strategies to flourish, bringing hope and empowerment to our young people and their communities at a time where it is particularly needed. Let's Get EnviroSchools Moving!

## Appendix 2 : Funding Level Options

Option	Facilitator Hours + expenses	Capacity to support current centres and schools	Capacity to support new centres and schools	Total Cost pa	Opportunities (O)/Risks (R)
<b>Progressive Plus</b> <i>High Opportunity</i>	2 facilitators @ 30 hrs pw each + Facilitator training covered, teacher release available, some event funding	✓	✓	\$160,000	(O) reach a wide range of ECE and schools (O) take advantage of energy and enthusiasm of new ECE and schools
<b>Progressive</b> <i>High opportunity</i>	2 facilitators @ 30 hrs pw each	✓	✓	\$142,000	(O) attractive facilitator roles that can support one another
<b>Moderate Plus</b> <i>Some opportunity</i>	1 facilitator @ 30 hrs pw, 1 facilitator @ 20 hrs pw	✓	✓ (potentially some)	\$122,000	Limited risk, limited opportunity.
<b>Moderate</b> <i>Some Risk</i>	2 facilitators @ 20 hrs pw each	✓	✗	\$102,000	(R) small roles limit appeal of role and pool of applicants
<b>Status Quo Plus</b> <i>High Risk/Low Opportunity</i>	1 facilitator @ 30 hrs pw each	✓ More than 1/2	✗	\$71,000	(R) lost opportunity for energy and enthusiasm from new schools and centres
<b>Status Quo</b> <i>High Risk/Low Opportunity</i>	1 facilitator @ 22 hrs pw each	✓ About 1/2	✗	\$60,000	(R) schools and centres that have done considerable work over a period of time are lost to the network (R) small roles limit appeal of role and pool of applicants

### Appendix 3: Current Situation

- 41 schools and centres currently registered with the Enviroschools Network that have been involved and committed over time
- 20 actively facilitated
- 21 receiving communications and have access to on-line and hard copy resources but do not have access to a facilitator
- New interest from approximately 20 centres and schools in the last 18 months.

### Appendix 4: Regional Investment Comparisons

Way of measuring investment	Result in comparison to other Territorial Authorities in the region	Comment
Total investment	WCC currently highest at \$60K	<ul style="list-style-type: none"> <li>•NB. GWRC invest in the vicinity of \$200,000</li> <li>•NB. Hutt City Council are potentially prepared to double their \$47K pa funding in 2022/23</li> </ul>
Investment per member of population	WCC lowest	
Investment per number of learning institutions	WCC lowest	
Investment per registered Enviroschool	WCC, HCC, and UHCC are lowest	<ul style="list-style-type: none"> <li>•NB. UHCC are at a different stage in the development of their network</li> </ul>

### Appendix 5: National Investment Comparisons

NB. There are only a small number of larger urban councils to compare to.

	Population	Registered Enviroschools	FTEs	Source
<b>Dunedin City Council</b>	133,000	36	1.8	Mix of waste levy and general rates
<b>Auckland</b>	1,700,000	292	over 20	General rates with top up from targeted natural environment rate
<b>Wellington City</b>	217,000	42	0.5	Multiyear contestable grants



**Respondent No:** 722

**Login:** Admin

**Responded At:** May 16, 2022 10:17:52 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Katherine Blow
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** VUWSA
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
See attached
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
See attached
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>



**Submission**

by the

**Victoria University of Wellington**

**Student's Association**

on the

**WCC Annual Plan 2022/2023**

**Prepared by**

*Katherine Blow, Gwen Palmer Steeds, Jessica Ye, Ralph Zambrano and  
Hana Pilkington-Ching*

Victoria University of Wellington Student's Association (VUWSA)

Level 4, Student Union Building, Kelburn Parade

Contact: **Katherine Blow** (Engagement Vice-President)



**VUWSA ALSO WISHES TO MAKE AN ORAL SUBMISSION**

To	<b>Wellington City Council</b>
From	<b>Victoria University of Wellington Student's Association (VUWSA)</b>
Date	<b>14th of May 2022</b>
Subject	<b>Annual Plan 2022/2023</b>
Contents	<ol style="list-style-type: none"> <li><b>1. Introduction</b></li> <li><b>2. Our vision</b></li> <li><b>3. Issue 1: Community Housing</b> <ol style="list-style-type: none"> <li><b>a. Decision 1</b></li> <li><b>b. Decision 2</b></li> </ol> </li> <li><b>4. Issue 2: Landfill</b></li> <li><b>5. Other issues</b></li> <li><b>6. Conclusion</b></li> </ol>

## ***1. INTRODUCTION***

Students want to live in a city that is sustainable, accessible, and safe. Students want healthy and affordable housing, sustainable and reliable transport options, and access to green spaces. We want change that upholds Te Tiriti o Waitangi and listens to mana Whenua; Wellington should reflect kaitiakitanga as a city. Our communities have diverse needs, but by implementing the recommendations outlined below, we can see equitable change for all.

Below are the views of the Victoria University of Wellington Students' Association, on behalf of then 22,000 students of Te Herenga Waka - Victoria University of Wellington. We have focused on areas that we believe are particularly central to the student experience. Our key stakeholders include the disabled community, tāngata whenua, migrants, renters, and students generally, all of whom are reflected in the makeup of our student populations.

VUWSA believes in direct and empowering democracy, and are particularly interested in areas of Wellington City Council's infrastructure such as public transport, water supply, landfill and recycling, and housing. These key areas of concern recur throughout our submission below, and we hope to continue to work with WCC, and other local bodies, to make genuine changes on these ongoing issues.

## ***2. OUR VISION***

VUWSA envisions a city in which students can live, learn, and grow as part of a vibrant and accessible cityscape. This includes a city that values student voice and participation, and where students can continue to be a vital part of the culture of our city. In particular, we envision a city wherein rents and cost of living and public transport is at a point that allows students from all backgrounds to come and study in Te Whanganui-a-tara. We envision a city that is led and guided by Te Ao Māori, and which truly and equitably upholds Te Tiriti o

Waitangi by working alongside mana whenua. We envision a city in which the rākau are filled with manu, the awa filled with ika, and Papatūānuku thrives as an integral part of our city and landscape.

In order for this vision to take form, we need bold steps from our city's leaders. We need Wellington City Council to show true leadership, and take strong steps, moving in the direction of a zero-carbon, affordable, and accessible city, which not only allows students to live but allows them to thrive. Students have always been a key part of the culture of Wellington, and in order for the city to ensure they stay as such, we need a District Plan that centres and delivers on their voices. VUWSA strongly advocates for bold and courageous steps from Wellington City Council, so that we have an annual plan which benefits students, and our future.

### ***3. ISSUE ONE: HOUSING***

#### **(a) Decision 1**

VUWSA supports Option B to establish a Community Housing Provider over Option A. We are very in favour of increased capacity to provide more affordable rentals which would provide long-term housing security and for new tenants to have access to the Income-Related Rent Subsidy. The IRRS will address new tenants' housing affordability needs in a more nuanced, therefore equitable way. We believe that when it comes to housing affordability, being able to deliver outcomes is really important. A CHP is comparatively the best fit to efficiently supply rentals over Option A.

Additionally, we would like to see what specific accountability mechanisms are being implemented to ensure the CHP is designed well. Housing is an inherently important human

need, which is why it is so important to the success of the CHP. VUWSA also believes that the transition timeline for all tenants to have access to IRRS, rather than just new tenants, should be sped up. Housing is important to people in their everyday lives, and people will equally feel the impact of not having access to IRRS.

VUWSA strongly urges the Council to consider how they can make housing more affordable for students. We do not wish for students' needs to detract from the resources for those who need social housing but ask for other measures to be taken to address student poverty and housing in Wellington. To illustrate this, the median rent in Aro Valley (a suburb with a significant student population) is \$980 for a four-bedroom house or \$245 for one room if split equally.<sup>1</sup> The maximum student loan living costs a student can withdraw in a week is \$281.96, leaving \$36.96 for food, power, internet, transport and other costs.<sup>2</sup> Students should not have to normalise paying extortionate market rent for subpar housing.

## **(b) Decision 2**

VUWSA would prefer Option B of setting up a Leasehold Community Housing Trust with broad responsibilities. We would also like to note that we prefer Option A over Option C. We see the primary advantage of Option B is that, as opposed to Option A, for example, it gives a higher degree of flexibility to Wellington City Council Me Heke Kī Pōneke to make changes and adapt which we believe is essential, especially during the early stages of setting up the CHP.

We believe that the CHP should hold broad responsibilities to simplify matters for tenants and as the proposed split in Option C between major and minor maintenance would likely

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<sup>1</sup> [https://www.tenancy.govt.nz/rent-bond-and-bills/market-rent/?location=Wellington++Aro+Valley&period=84&action\\_doSearchValues=Find+Rent](https://www.tenancy.govt.nz/rent-bond-and-bills/market-rent/?location=Wellington++Aro+Valley&period=84&action_doSearchValues=Find+Rent)

<sup>2</sup> <https://www.studylink.govt.nz/products/a-z-products/student-loan/living-costs.html>

seem arbitrary to tenants and potentially cause delays in issues being addressed if tenants do not understand who to consult. It is also our understanding that Option B would enable the CHP to focus on new housing supply and enable more social housing to be built, as opposed to Option C. We believe that a great quantity of safe housing that meets the healthy home's standard would be immensely beneficial to the Pōneke community and would advocate for this to be a priority of the CHP if it is established.

#### ***4. ISSUE TWO: LANDFILL***

VUWSA supports Option A as we believe our city should take responsibility for our own waste. Option B and Option C are unsustainable in the long-term and disincentivise waste reduction. Although a new landfill is necessary, we implore Wellington City Council to further prioritise and invest in waste reduction as part of this process. This includes acceleration of sludge minimisation plans to enable a significant reduction of other waste to landfills. We want to see more funding for waste reduction and upcycling initiatives, especially for organisations such as Kaicycle, Kaibosh, and The Free Store which serve Pōneke by reducing emissions from food waste and providing our communities with kai.

#### ***5. OTHER PROPOSED CHANGES FOR 2022/23***

VUWSA supports Wellington City Council's increase in the level of support for City Housing tenants. We believe implementing a rent freeze for 2022 and the provisions of extra support for high affordability issues are the right and appropriate measures for ensuring those who require it are supported and not squeezed further by the housing and cost of living crisis. However, while it is great to see Council take this step to assist those in City Housing, we encourage Council to look into pathways that would also provide greater help for those who are renters, particular renters from communities who are disproportionately affected by the

aforementioned crises and market constraints, such as students, Māori, Pasifika, rainbow, disability and migrants.

VUWSA supports the establishment of an Environmental and Accessibility Performance Fund. We believe this fund will promote further developments in the city which are not only accessible to all Wellingtonians but are also environmentally sustainable, furthering our city's role in combating the climate crisis, and goal of becoming a carbon-neutral city by 2050, and upholding our responsibility as the kaitiaki of the whenua we are on. Students want to live in a city that is sustainable and does not cause harm to the environment and VUWSA is also supportive of Council's plan to provide further support for the restorative planting programme.

VUWSA strongly supports the removal of all charges for overdue library items. We believe this move will greatly increase the accessibility of the library and remove the barriers which come with the knowledge of incurring a potential fine or accruing debt; all of which result in individuals, inclusive of students from not returning to the library. Removing charges will make the library, the resources and the knowledge within available to all.

Something VUWSA believes and feels has been overlooked by Wellington City Council and we would like to see addressed as part of this Annual Plan, is the dire situation students face when it comes to housing and accommodation. VUWSA calls on Council to urgently look into addressing the issues of quality and affordability when it comes to student accommodation and housing. We believe student living in Wellington is being gravely overlooked, forcing students out of the city, and we would like to see Council investigate pathways and models which would ensure our students have an affordable and appropriate

place to live in. We believe to address and create solutions to this issue, it is necessary to set up a Mayoral Task Force for Student Housing and Accommodation, which would include the students' association, experts, and individual students. We encourage Wellington City Council to establish and invest in this task force.

## ***6. CONCLUSION***

We appreciated Wellington City Council being out in the community and providing resources for this plan. We appreciate the accessible format of the submissions form and the detailed submissions guide provided. Within the current Annual Plan, we see vast potential for the future of Te Whanganui-a-Tara. However, there is also scope for improvement. VUWSA would like to see Council take strong steps toward a city that is accessible and affordable for all, and that is zero-carbon emissions. Our District Plan should place sustainability at its forefront, as we have the opportunity to do so. The issue of housing requires urgent attention, in order for all citizens, but particularly students, who contribute so much to the livelihood of the city, to survive and thrive. We need Council to be courageous in making bold changes with this Annual Plan, for the well-being of the city and its current residents, and for students to come.



**Respondent No:** 723

**Login:** Admin

**Responded At:** May 16, 2022 10:22:29 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Carl Savage
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Greater Brooklyn Residents Association
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

This is the submission from the Greater Brooklyn Residents Association Inc (GBRAI) on the proposals put forward in regard to the future of the WCC Southern Landfill and the options presented.

Currently, the Southern Landfill is operating in its third stage, Stage 3, the consent allowing continuing operation expires in June 2026. While there is more land to “grow” up the valley toward the boundary of Zealandia (to the west/north west) on council owned land, this is not an option on the table in the 2022/2023 Annual Plan.

Greater Brooklyn Residents Association Inc

[REDACTED]

[REDACTED]

This submission is for and on behalf of those in the wider Brooklyn community that our organisation represents. We represent those who live, work and pay rates in Wellington.

We want to speak to make an oral submission to Council

#### Southern Landfill options

#### As noted by the omnibus Annual Plan submission form

1. SUPPORT - Piggyback option - create a new landfill on top of the existing landfill, in sections, on top of the existing and previous Stage Two when Stage Three reaches capacity / consent runs out.
  - a. GBRAI does not claim to speak for everyone in wider Brooklyn / Kingston, but we do speak and act on behalf of a great many of them. While the community is highly annoyed about the huge volumes of vehicle traffic going to the Southern Landfill (and the two privately operated landfills south of Brooklyn) – over 6000 vehicle movements a day during the working week - and the smells and the dust, it is generally reluctantly accepted that there is a need for a landfill to take Wellington’s waste.
  - b. GBRAI notes: that at no time in human history, have humans not generated waste, so there will always be a need for a safe, well managed site to dispose of waste, whatever quantity.
  - c. Wellington prudently should have the ability to have a way of disposing of material if we suffer another large earthquake or natural disaster - we will need to have the ability to dispose of earthquake damage material; as the third largest city in NZ, we would be doing future generations a huge disservice by not having the ability to control how and where our waste was disposed of as Wellingtonians and acknowledge a landfill is a strategic asset
  - d. this option means better environmental controls can be put in place, on site and surrounding it, mitigating affects, and ultimately improving the surrounding environment

## 2. OPPOSE Waste to Energy incineration

- a. GBRAI have been involved in the WCC facilitated Community Liaison Group, coordinated by WCC WasteOps for well over a decade and this proposal was raised - and rapidly dismissed - some years ago. Some waste to energy plants have been built in Europe but are now being closed; hugely expensive plant to build; needs a population base of circa 1,000,000 people for the plant to have sufficient waste to be viable and locks in having to have a level of waste to keep the plant operating.
- b. Commercially a bad idea, environmentally a bad idea and this option has no merit in the twenty first century

## 3. OPPOSE – No residual waste facility / shut the landfill

- a. GBRAI have noted the majority of people we have engaged with consider the transporting waste through the Brooklyn village and community one of (if not the) worst part of having both the council run landfill and the two private landfills to the south of Brooklyn/Kingston. And while in a perfect world, we would like the landfills to disappear.
- b. But we do not live in a perfect world.

The council and public would be incredibly negligent and irresponsible to allow the consent for the council run landfill to expire and not have a council run and managed facility to take waste. Waste will not magically disappear. We could try and truck it away at great expense, but other local landfills are coming to end of their capacity and consents:

- i. neither the C & D or T and T landfills in Happy Valley / southern Wellington are consented for general waste, and both have their resource consents expiring in 2026
- ii. Porirua's Spicer landfill consent expires in 2030 but is likely to be full before then
- iii. Hutt Valleys Silverstream Spicer landfill consent expires in 2030 but is likely to be full before then also
- iv. it will be hugely expensive to truck waste from the 200.000 plus people of Wellington to the Wairarapa or Manawatu and beyond and would likely run into opposition from people in those regions who will realise very quickly they will have become the dumping ground of Wellingtons waste and their own landfills will quickly fill

In summary, we support the "Piggyback" proposal more in grudging acknowledgement that there are no other realistic alternatives on the table. The two other options are not realistic proposals and have already been discussed and discredited.

GBRAI strongly urges WCC to engage strongly and forcefully with central government to push harder for a more co-ordinated nationwide set of minimum recycling guidelines such as:

- with the proposed central government Waste Minimisation standards. with increased coordination with other Wellington wide councils (Porirua, Hutt, Kapi District council's etc).
- bring both of the privately run landfills in the south Wellington, of which WCC land comprises some or all of their operational sites, fully under these Waste Minimisation guidelines. Council land = council/public/national rules.
- we have a reasonably good Wellington city domestic recycling service but can improve it; more pressure should be brought to bear to encourage domestic residential homeowners, businesses, and companies to recycle more
- in particular the building sector where much of the building product is simply throw away (estimates of up to 50%). Some basic and low-level examples being some form of way of coordinating collection of cardboard packaging from building sites, coordinating/organising collection centre for polystyrene packing (such as Expol has with some Mitre 10 building suppliers nationwide but not in Wellington city – elsewhere polystyrene is reused, such as at the Expol factory in Naenae, Hutt valley but polystyrene in Wellington is sent to the landfill)
- GBRAI acknowledge there has and is ongoing work monitoring the Owhiro Stream for pollutants and contaminants, but strongly encourage more detailed assessments. While acknowledging Owhiro Stream largely comes from “above” the landfills - from around Brooklyn - a substantial amount of water contributing to the stream comes from the surrounding valleys and catchment in and around all three landfills, and a large portion is funnelled through a tunnel (under the current Southern Landfill Stage Two). We urge continued and expanded testing. Which would be expected if the Piggyback proposal is to go ahead according to your WCC run Residual Waste working group.

All that said and done, there is an acknowledgement of the continuation of the need to have waste disposal at the Southern Landfill. It is seen as an unavoidable and unpalatable necessity for the foreseeable future, as we move toward a much greater effort at waste reduction and minimisation.



**Respondent No:** 724

**Login:** Admin

**Responded At:** May 16, 2022 10:25:35 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Carl Savage
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** not answered
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

---

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

This is the submission from Carl Savage, as an individual, and a resident of Brooklyn on the proposals put forward in regard to the future of the WCC Southern Landfill and the options presented.

I would like the opportunity to make an oral submission to Council

### Details

Carl Savage - resident

[REDACTED]

[REDACTED]

### Southern Landfill options

#### As noted by the omnibus Annual Plan submission form

1. SUPPORT - Piggy Back option – the only realistic option of the three presented.
  - a. Having lived in Brooklyn since 1999, I am sick and tired of the three landfills. But acknowledge living in the real world and we need somewhere to put waste.
  - b. One glaring – intentional? – omission from the discussion is the lack of real public discussion about how to treat and dispose of the solid waste from the Moa Point sewage treatment plant. Council have the intention of building a new hugely expensive dewatering plant at Moa Point. moving the existing one (which is starting to fail and needs increasing amounts spent on it in maintenance) from the Southern Landfill. Excellent. The stench from this and the human waste that is dumped there has adversely affected residents of south Wellington for years. We look forward to seeing it closure and feel sympathy for residents in Strathmore and Miramar if they get even half of what Brooklyn and Owhiro Bay and Island Bay people have had to suffer.
  - c. there has been no broad public discussion about options here. Not meaningful ones. Which dovetails into a broad and continuing distrust of council officers and the whole public consultation process as being a box ticking exercise.
  - d. the point being, even with the new plant – operating circa 2026? – there will still be a requirement to landfill the dewatered human sewage sludge. It may only be 15-20% of current volumes (so in the vicinity of 2000t to 3000t) but under existing consents there is a requirement of “mixing” the sludge with other waste to effectively bury it and mitigate smells. So we are looking at a requirement that somewhere/someone needs to find space for 8000t-12000t of sewage related waste and cover. Hence a landfill.
  - e. in a nutshell, we – or someone – will need a landfill somewhere. It cannot magically disappear. As much as thousands of local residents wish it would. Every time we flush a toilet we contribute to this ongoing problem.

2. OPPOSE Waste to Energy incineration

- a. widely debunked as expensive, contributes to global warming and creates the need for more waste to be collected and transported to the site. Ridiculous option.

3. OPPOSE – No residual waste facility / shut the landfill

- a. another unlikely and frankly ridiculous option. A distraction and “page filler” to focus on the original Piggyback option.
- b. WCC have been caught out by COVID and some public opposition and confusion. Its original proposal for expansion to the top of the valley (Stage Four) with all of its risks and benefits should have been discussed more widely. But WCC has essentially run out of time with COVID stopping public meetings and the current consent for the southern landfill expiring in 2026.
- c. realistically there is only one sensible option on the table of these three and this is not one of them
- there needs to be a much more focused effort of combining citywide waste minimisation efforts with other territorial authorities as well as pressure brought to bear on central government for strengthened waste minimisation and recycling efforts nationwide. It need to be streamlined, standard ised and potentially subsidised by central government. There may need to be an increase in fines and actual enforcement of existing regulations

Many in my community were looking forward to a reasoned and measured debate about our waste management future. This is not it, but is all that we have to work with.



**Respondent No:** 725

**Login:** Admin

**Responded At:** May 16, 2022 10:27:55 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Carolyn Henwood
Q2. <b>Phone number:</b>	[REDACTED]
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Organisation
Q4. <b>Please name your organisation</b>	CIRCA Council
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

**The full CIRCA Theatre submission will be available in a separate file due to its size**

The Mayor and Councillors  
Wellington City Council

Dear Mayor and Councillors,

**Re. Circa Theatre,**

I have enclosed a submission on behalf of Circa Theatre for inclusion in your discussions and deliberations in regard to your 2022/23 Annual Plan and Long-Term Plan.

This is a matter of some urgency because our building on the waterfront needs work. The wild weather over the last few years has caused leaks to the frontage on the harbour side of the Theatre which cannot be fixed easily. We need to act now.

Circa has for 46 years provided Wellington City with professional theatre of a world class standard. People have poured their heart and soul into Circa supporting the hundreds of artists who have worked there.

It is essential that we continue to succeed and provide the most support we can for the next generation of theatre makers. To that end we have a design of a new and impressive frontage with a Kaynemaile art installation incorporated at its heart.

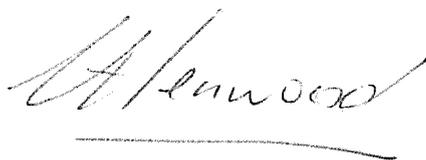
We seek the Wellington City Council's commitment to help sustain the future of Circa by supporting the venture and contributing to the cost of this vital renovation. The full submission is enclosed the business case, quantity surveyors' costings, support of Mana Whenua and Te Papa.

We also seek the consent of the Wellington City Council to these renovations as lessor of the land.

Our proposed timeline is critically important because Lottery Board Community Facility Grant Applications need to be submitted in July 2022, for approval in the latter part of this year.

And another winter is nearly upon us with its inherent weather challenges.

Thank you very much.



Carolyn Henwood  
Founding member Circa theatre  
On behalf of Circa Council





**Respondent No:** 726

**Login:** Admin

**Responded At:** May 16, 2022 10:30:15 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Warwick Taylor
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Wellington Residents' Coalition
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
See attached
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

# **Submission of Wellington Residents' Coalition on Future of Wellington City Council's Housing Operations**

## **1. Introduction**

The Wellington Residents' Coalition, which was formed in 1997, has the aim of protecting and promoting the concerns, rights, assets and services of and for the residents of Wellington City.

The Coalition feels that the thinking behind the changes proposed totally ignores the whole idea of Council housing, which was to provide housing to those who needed it at cost. Council housing should be no different from libraries or parks and other public access facilities. It is a public good, not a business.

## **2. Principles**

Our submission is based on:

- providing housing for those who need it;
- preserving the asset for future generations;
- public accountability and control of public assets;
- a desire for more convincing information.

## **3. The Need for Council Housing**

The Council has a responsibility for social wellbeing. Central to this is decent housing for the people of Wellington. It is irresponsible for the Council to get rid of its responsibility for providing housing in the middle of a housing crisis.

Furthermore, most working people are likely to need a Council flat or house if they lose their jobs.

## **4. The Current System and How it Could Change**

Council housing should be no different in the way it is regarded from other facilities such as libraries and parks. It should not be considered as a business.

It is our position that the Council should keep the current system but change it. The Council should provide housing to those of its citizens who want it, catering for those who have the most need first, and charge income-related rents. This would mean that if the Council increased its housing stock enough, it could accommodate those on higher incomes as well and use the higher level of rent collected from those to pay off debt.

Retaining direct control of its housing assets will mean the Council will be better able to manage the assets for future generations.

## **5. Is There a Case for Community Housing Provider?**

There is insufficient information to make a business case for transferring the management of the Council's housing operations to a trust. We are puzzled how the Council's housing operations are running at a deficit of \$21.9 million. There is no information in the consultation document on the total rent collected, interest on capital, maintenance and repairs, energy, insurance, shadow rates and tenancy management.

## 5a. Options for a Community Housing Provider

Funding for the current system may not be much greater than Options A, or C as most of the alternative funding will depend on how many new tenants there are and whether they are eligible for the Income-Related Rent Subsidy.

All options will almost certainly involve increased rates and borrowing as all of them will require the Council to borrow.

## 6. Community Housing Provider

Below is a list of consequences we believe will result if one of themselves Community Housing Provider options is chosen.

- **Funding Uncertainty.** The organisation may receive money as a result of the Income-Related Rent Subsidy but it is uncertain that be sufficient to complete the upgrade.
- **Less Public Accountability and control.** Rules regarding rents and eligibility for tenancy, especially for those not on the “social housing register will be under the control of a non-elected board.
- **Uncertainty for Tenants** When tenants are moved on to make way for upgrades, the incentive will be for the tenants who occupy the upgraded flats to be eligible for Income-Related Rent Subsidy (those on the “social housing register”). Other tenants may find themselves homeless. For existing tenants there is no guarantee that they will receive the income-related rent subsidy under a Community Housing Provider. The example of Christchurch showed that current Council tenants received no benefit from their tenancies being transferred to a Community Housing Provider.
- **Increased expenses.** The organisation will have to pay for the salary of Chief Executive and directors' fees, on top of staffing and other costs.
- **Uncertainty for Some Council Staff.** The whole proposal must be causing stress among staff of Wellington City Housing, who have no guarantee of retaining their jobs and conditions of employment if the management of Council housing stock transfers to a trust.
- **The Possibility of Offloading Council Housing.** Setting up a Community Housing Provider even under a trust whose responsibility is only to manage the assets and tenancies may make it easy for a future Council to off-load the Community Housing Provide to another organisation.

To dispose of the flats to a trust, especially if the assets are transferred to that trust, is like a slum-lord offloading derelict flats after collecting decades worth of rent.

## 7. Notes on Decisionmaking

Meetings regarding future housing should be in public because the housing is a public asset.



**Respondent No:** 727

**Login:** Admin

**Responded At:** May 16, 2022 10:32:05 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** David Brian
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>I oppose the encroachment fee proposals as they are unfair and unrealistic. It is fair that a fee is paid but the proposed increases are not justified for a number of reasons: • It is not a market value scenario as WCC could not licence the use of the land to anyone but the adjacent owner. • The return calculations are unrealistic and do not reflect the rental value of the adjacent land (pro-rated on m2 basis). • The proposal does not take into account improvements works undertaken by lessees in many cases, such as improving public access ways that were previously provided by WCC. • The proposal does not take into account that maintenance and support obligations are passed from WCC to the lessee. I also note that garages on road reserve land (which presumably contribute the bulk of encroachment fees) play an important role re WCC's own policy of removing parked cars from roads. Lastly, WCC and WRC rates are becoming a substantial burden on many. Adding usurious licence fees will simply force people, particularly retirees, out of the city. I would also like less spent on cycleways and more being spent on infrastructure and on sea-level rise mitigation measures, such as seawalls where appropriate.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 728

**Login:** Admin

**Responded At:** May 16, 2022 10:35:02 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Peter Steel
Q2. <b>Phone number:</b>	[REDACTED]
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

## **Encroachment Submission**

A discretionary decision by a Council to impose an increase 100% in price for any charge which the counterparty has no option about paying is simply an abuse of power.

You are seeking feedback on the Council's proposal to increase annual rental fees for road encroachments. You have asserted that these have not increased in recent years.

My submission will detail how this is an abuse of power and how the Council has based this proposal on incorrect information.

## **Our Situation**

We have a garage on encroachment on Wadestown Road. It is our only off-street parking. Wadestown Road is now designated as a future cycleway. Contractors for construction of this cycleway are currently being sought by Council. All kerbside parking will have to be removed from this 7-metre-wide roadway to construct the cycleway. At that stage, our parking on this area of road reserve and encroachment will be our only potential overnight parking within a distance of over 400 metres. Wadestown Road was added to the Cycle network without notice at a late stage and there has been no ability for affected residents to have any input to this Council decision.

## **Council's Annual Plan Consultation Document**

The Council's Consultation Document says:

*"We plan to increase **encroachment licence fees** to put them more in line with the value of the land being leased. Fees would increase from \$267 for a 20m<sup>2</sup> encroachment to \$533. Encroachment licence fees have not increased for some time, which will mean large increases for some holders. But this is the right approach to ensure we are getting fair value from our assets. Changes to encroachment fees would result in an additional \$1.5m council revenue, offsetting an increase approximately of 0.4% rates."*

In addition, the letter sent to encroachment holders asserts that this increase will also be *"fulfilling the Council's statutory obligation under the Local Government Act 2002 to ensure prudent stewardship and the efficient and effective use of its resources"*

## **Response to Issues Raised**

### **Charges are not Low:**

It is incorrect to say that these charges are low and have not kept pace with costs. Encroachment charges are not low. At the current rate, they are higher on a per square metre basis than Council rates for a 300 or 400 square metre inner suburb property.

It is no more appropriate to link encroachment charges to property prices than it is to link rates directly to property prices.

### **Charges have not Increased:**

We have had our annual Council charges for 25 sq. metres of encroachment increase from \$322.88 in 2010 to \$383.25 in 2021, an increase of 18.6%. The CPI for the period 2010 to 2021 gives a total cost of living increase of 17.5%. Council charges for encroachments have therefore exceeded the rate of inflation for over 10 years.

### **Fair Value and Return Assets:**

Our garage, which is approximately 2/3<sup>rd</sup>s on road reserve has an assessed replacement cost of between \$60k and \$80k. This has been a private investment to which Council has contributed nothing. The garage was located on road reserve as the only option available at the time of construction. There is no alternative use for this land than road frontage for our property. The Council places no value on road reserve for Council accounts, therefore there is NO ASSET VALUE in the unused road reserves to Council. This initiative does not provide any increased return to Council assets, but simply increases the tax imposed on encroachment holders.

### **Council's Statutory Obligations for Stewardship and Resource Use**

Your letter to affected encroachment holders states that this increase is required to fulfil Council's statutory obligations under the Local Government Act to ensure prudent stewardship and the effective use of its resources in the interest of the district.

Previously, the use of bare road reserve land, with no alternative use available to Council, to allow neighbouring property owners for such purposes as garage construction, which allows removal of vehicles from the city's streets, and required the user to maintain the land and encroachments was seen as prudent stewardship and efficient/effective use of resources. The original intention was that administration costs should be covered by the charges. There is no reason why the current Council needs to make any changes to this approach, which has worked well for what I understand is over 100 years.

### **Council's Approach to Consultation and Increasing Encroachment Charges**

The Council's approach to consultation on this issue and the proposed increase in encroachment charges is wrong on a number of levels:

- It has been incorrectly been promoted in the general Annual Plan Consultation Document. Only a very small proportion of the community are affected, and their views should be sought, not that of the general population. The proposed increase in commercial rates is of substantially greater financial importance to the finances of the Annual Plan, and affects more residents than this one, yet is not included for general consultation.
- The Consultation Document is wrong. It says that charges have not increased for several years which is incorrect as noted above. It says that the Council wants a return on its assets, which is wrong road reserves are not assets, (unless Council wants to introduce Road Pricing as a policy and seek returns from the full road network). It says that this will reduce the general rates increase, which is an enormous stretch of reality as it then says that it will reduce rates by 0.4% which is of no consequence against the proposed increase in Council spending by this year.
- The logic that Encroachment fees should increase by 100% because property prices have increased no more applicable to this issue than it is to rate increases – why is this argument applicable to encroachments but not to rates? Both involve the application of charges set unilaterally by Council in an unequal/unbalanced relationship in which property owners cannot avoid paying the charges that Council impose.

The imposition of this increase in charges should be seen as being as unacceptable as an arbitrary increase of rates of a similar 100%. Why does Council believe that a 100% in encroachment charges is acceptable when a 100% increase in rates is not? Encroachment charges are, like rates, an

unavoidable cost to property owners. Rates do not increase proportionate to land value but relate to inflation, council spending, and there is no reason why Encroachment charges should be any different.

Both Rates and Encroachment charges are imposed charges by Council exercising the power of Local Government over property owners who have no option but to accede to the payment request. Try proposing a 100% rate increase and see what the response is.

### **The Road Encroachment Licence**

The relationship between the householder and the Council is not that of a commercial tenant and landlord where there is a commercial framework for negotiating rental and other lease conditions, and the Tenant has the option to decline the lease and move elsewhere if they do not want to accept a lease. The conditions which apply to the Council's standard Encroachment Licence Agreement are not negotiable and do not have any of the balancing and rental review conditions which are standard in a tenancy agreement or lease. Property owners will have invested very substantial sums in the structures constructed on road reserves and have a substantial interest in their retention and maintenance – Council has invested nothing in any encroachment and the behaviour of Council staff and Councillors in proposing this increase is opportunistic and parasitic.

For those householders who pay road encroachment charges, there is no option about paying. The householder has no option of negotiation or avoidance of payment short of demolition and removal of the encroaching structure.

The policy is entitled "Road Encroachment and Sale Policy". The reality of Council's approach to working with encroachment holders is that Council makes it almost impossible for an encroachment holder to purchase the encroached land.

### **An Alternative way for Council to approach unused and Encroachment Road Reserve areas**

If Council was serious about wanting to do something different in relation to encroachments, rather than seeking rent increases on facilities that others have built and paid for, why not remove the obstructions to sale of road reserve land and offer to sell road reserve land areas at minimal price, provided that the land is developed for affordable housing. Road reserve is in narrow strips and unavailable for Council to develop in this way (hence is of no value to Council) Making unused road reserve land available to adjacent landowners to develop is the only way of changing this and could be a useful element in the Council's approach to the housing crisis.

### **Conclusion**

If an increase in encroachment charges is directly aligned to the rates percentage increases had been proposed, I would have seen no reason to object to this. Increasing charges for anything by 100% without any logical or clear justification is simply unacceptable and needs to be opposed.

**Peter Steel**

████████████████████

██████████

. Council required that a double garage be built rather than the single garage that was requested, so that over 50% of the charges that we now pay are due to Council forcing our family to build a larger garage than was wanted at the time.

Completely misleading to insert “increase road encroachment charges to better reflect their value” in the general feedback form.

Council’s consultation document is completely misleading. In seeking approval from the general submission pool, with incorrect statements ADD, which will apply excessive increases to a small subset of the community who have no ability to opt out of the charges. What would Council think to a proposal by non-renting community members that Council rents should increase by 100%? At least tenants have the ability to move to avoid excessive charges.



**Respondent No:** 729

**Login:** Admin

**Responded At:** May 16, 2022 10:36:38 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Mike Mellor
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

## Submission on encroachment charges

### Introduction

**I am the holder of an encroachment licence, and I fully support the proposal to charge encroachments fees at a rate that reflects the value of the land. The current system is effectively a subsidy given by ratepayers in general to encroachment holders: this is inequitable, unfair, economically unsound and unreasonable, and needs changing.**

I have two caveats:

- encroachment agreements are not standard leases, and some provisions – e.g. I understand that the Council has the ability of the Council to give a month's notice at any time – should be amended, or recognised by a discount off the calculated rate or in another appropriate way;
- the introduction of encroachment fees based on land value would mean substantial increases for some people, and there should be transitional and/or needs-based provisions to ensure that the effects of the change on individuals are fair and just.

This submission is based on an email written (I believe) by Councillor Rush, based on a meeting attended by 10-15 residents, the Mayor and Deputy Mayor and Crs Rush and O'Neil. I was unaware of the meeting, which, given councillor attendance, was presumably held in the eastern suburbs, my area. If I had been aware, as the holder of an encroachment licence I would have made an effort to attend and boost the low attendance. I only became aware that it had happened by receiving the emailed notes second hand.

### Responses to points arising from the meeting referred to above

I have added my comments after each point made in the original email, which I have put in italics and numbered for easy reference.

*1. Currently these are charged on a flat rate at \$13 a sq metre and the current proposal is to double that rate. This was not considered unacceptable. But a further recommended option is to base the fee on the land value component of your home. For some this would increase the fee by 1,000% - \$300 p.a. to \$3,000. All agreed this would be inequitable.*

My encroachment fee would increase by about 500%, but I completely disagree that such increases are inequitable. What is inequitable is the current practice of having a flat rate for all encroachments in the city, when clearly land values vary widely across the city and suburbs. Why should ratepayers in effect subsidise encroachers like me paying well below market rate for the land?

*2. Improvements made by using road reserve as an encroachment are included in the overall home valuation which is then used to calculate rates. Consequently, encroachments are already adding value to the Council.*

I don't know whether such improvements are included, but even if they are no value is being added to the Council. If that were in fact happening, the addition of an encroachment would increase total rates payments, but that is not the case. Valuations are used to

decide how the total rates take will be allocated across individual payers, with no effect on the total take, so there is no such added value.

*3. The values of properties, and by extension an encroachment, is entirely down to the homeowners' efforts and expense – the Council should not receive added compensation for work and investment made by ratepayers. Furthermore, an encroachment has no value to anyone other than the ratepayer that has made the modifications for his/her use. It has no actual value to Council other than as an option in the future to retake the encroachment back for road widening or other Council purposes – we shouldn't confuse property values to the property market and the value of an option to the Council.*

A major determinant of property values is the value of the land, which is certainly not “down to the homeowners' efforts”, and with current encroachment arrangements that land value is barely down to the homeowners' expense, either. Council is not receiving any compensation for work and investment made by ratepayers, just for supplying the land (as would be expected of any other landowner, so why not the Council?)

Encroached and road reserve land has significant value to others apart from a particular ratepayer, such as directly to the Council, as an asset that can be disposed of; and to the community, as part of the urban realm, with recreational, biodiversity, stormwater attenuation, traffic noise attenuation, aesthetic etc. values and uses. Any modifications can be made only by using the Council's land, and it is unreasonable that any landowner should not be compensated appropriately for providing land.

There is no confusion between property values and the value of an option to Council, since an option open to Council is to place the encroached land on the market. This would give a much better return to ratepayers as a whole (not that I'm advocating wholesale disposal of council land), demonstrating the effective subsidy currently being given to encroachment holders.

*4. Many of these encroachments provide a positive value to the Council, for example by taking cars off the road. An unintended consequence of a large increase might be that the encroachments are discontinued and cars being parked on the road.*

Some may do this; most don't. Car decks, garages etc. need to be accessed from the carriageway, which involves a vehicle crossing being built over the footpath and the resulting stretch of kerbside being unavailable for parking. A car deck or garage will often simply relocate a parked car rather than increasing the total amount of parking.

*5. Some encroachments aren't really used by some homeowners. For example, WCC has sensibly fenced off many parts of our area adjacent to footpaths. The resultant confined area seems to show up as an encroachment because it can only be used by the landowner. This seems unfair.*

"Seems to show up" is odd phrasing: encroachments have to be applied for and then paid for, so they are the result of a conscious decision by the encroachment holder, who can decline the opportunity.

*6. One resident said her land value amounted the vast majority of her property's overall value with her home valued at just \$40,000.*

This shows how valuable the land is, and how inequitable it is that the low charges encroachment holders pay mean that they are effectively being subsidised by ratepayers as a whole.

*7. Another mentioned that on her calculations the resultant few metres of encroachment would amount to 40% of her annual rates bill which doesn't sound equitable.*

See comment on point 7 above: it's the current situation that's inequitable. Clearly in both these cases some form of transitional or needs-based assessment could be appropriate.

*8. There was general alignment that road reserve wherever it is the City has the same per metre value, irrespective of what the adjacent property might be valued.*

This may make some sense with respect to the value of the land as road reserve, but even that is open to challenge since road reserve status is not immutable, and it can be put to others uses – e.g. encroachment or disposal. Land values vary widely across the city: for example, the value of land on a rural road such as South Makara Rd is hardly equivalent to the value of the land on a city-centre street like Lambton Quay, and I can see no sound reason why encroachment fees should be insulated from this differential, to the detriment of many.

*9. There was also discussion about the practical implications of having a bespoke fee for each encroachment and if this might add to the administration costs unduly – something for WCC to consider.*

Administration costs are important, but so is setting fees at a fair and equitable level. Fees already are bespoke to an extent, varying according to land area occupied: adding a second variable in the form of the rating valuation of the land per square metre would mean calculating that first (including at every revaluation) and then applying it – harder, but not exactly rocket science, and producing a much better return to ratepayers in general.

*10. So the overwhelming response to basing encroachment values on then adjacent land values was negative.*

An “overwhelming response” from the small group of people that attended the meeting. I suspect that beneficiaries of the current system, renting land from their fellow ratepayers at cut-price rates, would have greater motivation to attend the meeting than non-beneficiaries.

## **Conclusion**

In summary, I submit that the Council has an obligation to act in a fair, equitable, reasonable, and economically and financially justifiable way. The current encroachment charging system is none of these, undervaluing Council-owned land to give a particular group of ratepayers a subsidy not available to many others. A council with any pretensions to good economic and social goals needs to rectify this unfair and anomalous situation.

I would like to be heard in support of this submission.

Michael Mellor  
15 May 2022



**Respondent No:** 730

**Login:** Admin

**Responded At:** May 16, 2022 10:37:43 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Jason McHerron
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The Annual Plan 2022/23 2021-2031 Long-term Plan amendments consultation document is untruthful at page 37 where it states: "Encroachment licence fees have not increased for some time." In fact, encroachment licence fees have increased by CPI every year for the last 10 years. The proposal to suddenly increase the fees by 100% as an interim measure before even larger increases are proposed is a substantial and unaffordable increase at a time of high inflation. It is inconsistent with the requirement to promote the economic wellbeing of people. It is inconsistent with the Auditor-General's good practice guidelines to give certainty and relative stability in fees or levies as opposed to large increases. And it is greedy and overly focused on economic return from assets, without appreciating that (in our case anyway) the land in question is otherwise valueless and was not making any return before we invested heavily in building a garage and retaining wall that has created benefits (reducing road congestion and improving safety) and improving the retention and stability of the road. Instead of this increase, the Council should be allowing licence holders to purchase the encroached land.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 731

**Login:** Admin

**Responded At:** May 16, 2022 10:39:32 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** James Weir
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I was appalled to see a proposal to increase this WCC fee by 100%. The excuse used to justify this outrageous increase seems to be that the fee has not risen for 10 years. In that period, since 2012, inflation has increased just 20.3% including the latest March year (of 6.9%). <https://www.rbnz.govt.nz/monetary-policy/inflation-calculator> How can the council possibly justify increasing the fee by five times the rate of general inflation? This seems to me pure extortion- far beyond any fair and reasonable increase. This looks like a simple money grab from people who have little choice in the matter, to avoid even greater increases in general rates, rather than addressing wider costs. I'm also deeply worried about the suggestion that the council is also considering setting the encroachment fee based on the land value of the adjoining property, without any indication of what this may actually mean. So a 100% increase first and then increase it again to something even higher? How can ratepayers give an informed view of something so opaque, with no total dollar value given? This just increased my anxiety about this "proposal". This looks like double-jeopardy. Rates go up as (highly inflated) property values go up, and then that is used as a way to milk even more cash out of encroachment fees. The council appears to think that everyone with such an encroachment can just afford to pay. I disagree. How on earth can anyone on a fixed income, such as a pension, afford both rapidly rising rates, and levies and then heap on top of that a massively inflated increase in the encroachment fees? With general inflation already so high currently, 6.9%, the choice for retired people may be to pay rates and encroachment fees, and don't eat properly or heat your home in winter. If people simply can't afford to pay a doubling in an encroachment fee, what is the choice? It seems to me almost impossible to revoke such encroachment from the ratepayer's side. In my case, it would mean removing a garage that has stood on a small piece of land for at least 50 years- land which is of no possible use to anyone else. Instead, we would have to park on the street, making the road more crowded, harder for buses to use, discouraging cyclists, etc. Keeping thousands of cars off city roads has a far wider social benefit. The planned increase in the encroachment fee is especially galling when the council plans to increase rates by 8.8%, again above the rate of inflation and 13.5% previous year.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 732

**Login:** Admin

**Responded At:** May 16, 2022 11:30:23 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Christopher Finlayson
Q2. <b>Phone number:</b>	[REDACTED]
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Submission on the proposed changes to annual rental fees for road encroachment. 1. I own a property at [redacted]. I have received a letter dated 7 April inviting me to make a submission on the above matter. This is my submission. I know there is a prescribed form somewhere on your website but I couldn't find it. I am sure you will agree that substance is more important than form and that the fact I haven't responded using your form doesn't invalidate my submission. 2. I think the Council's proposal is meritless for a number of reasons. First, no rationale is provided for the proposed change. The letter simply says that the current fees are considered low. No reasons for that statement are provided other than that the fee structure hasn't been reviewed for some years and land values have increased. These are insufficient grounds to warrant a doubling of the fee. Officials should have provided comparisons with the CPI and other indices over the ten year period. For example, the Reserve Bank calculator shows that the CPI increased by 20.3% from Q1 2012 to Q1 2022. 3. Secondly, general land values may have increased but does this apply to all Council road reserve, for example, the land in front of my home? It is essentially worthless. When I bought the property in 2018, the Council reserve was covered in very low quality trees and bush. At considerable expense to me, the land has been beautified. My land value has doubtless increased but the same cannot be said of Council reserve. Can someone provide me with grounds for that assertion? I have done the Council a favour by improving a scruffy berm and properly planting the area. 4. Thirdly, the proposal suggests that Council should make an economic return from the asset where appropriate. It is hard to disagree with that statement as a general proposition, but I refer to the words "where appropriate". In many cases like, for example, the land in front of my property, there can be no prospect of an economic return. It is essentially wasteland which I have taken the effort to improve and beautify. By reference to my property, I would be interested to see the Council's reasoning to support the proposition that this land has an economic value. The Council should encourage residents to beautify berms, thus saving it the burden of spending ratepayer revenue on keeping them free of noxious weeds and reducing fire risk. 5. Finally, I note that the Council is concerned to ensure prudent stewardship and efficient and effective use of its resources in the interests of its district. I welcome the Council's acknowledgement that it must be a prudent steward in this regard. I fail to see how an unprincipled and arbitrary increase in this fee represents prudent stewardship of what is in reality nothing more than wasteland. It may well apply if the land had a use but, in my case, it doesn't. The Council must show why each reserve has an economic value justifying such a dramatic fee increase. Formulaic generalised statements about economic value are unhelpful. 6. In the absence of a proper rationale, I have to conclude that there is no principled basis for such a dramatic fee increase, and that it is motivated by the Council's need for additional funding. There must be a reasoned justification for this proposed fee increase and it is not apparent from the letter to citizens or the background material. 7. I wish to make an oral submission.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

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not answered



**Respondent No:** 733

**Login:** Registered

**Responded At:** May 16, 2022 15:50:50 pm

**Last Seen:** May 15, 2022 06:06:09 am

- Q1. **Full name:** gary kenneth parsons
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
No
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
No
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>proposed increase in encroachment fees, means my fee goes from this year of \$735.84 to \$ 3576.18 a 385% increase. My thin strip of encroachment does not allow parking only has a few trees / shrubs. full rates this current year for my property (579sq m) is \$3979.33 so ridiculous to pay nearly the same for a piece of land less than 10% in area ?</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 734

**Login:** Admin

**Responded At:** May 17, 2022 09:20:04 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Mark Turner
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Organisation
Q4. <b>Please name your organisation</b>	Franklin Holdings Ltd
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>

**Submission on Wellington City Council's Draft Annual Plan 2022/23  
and  
Amendments to the Long-Term Plan 2021-31**

**1. Summary**

1.1 Franklin Property Holdings Ltd welcomes the opportunity to provide feedback on Wellington City Council's Draft Annual Plan 2022/23 and Amendments to Long Term Plan 2021-31. We do not support the increase to the rating differential and make recommendations to ensure fair and equitable outcomes for the private sector.

**2. Recommendations**

2.1 At a high level, we recommend that Wellington City Council ("the Council"):

- Does not increase the rating differential from 3.25 and 3.7; and further, commence a planned reduction in 2022/2023 of the differential until entirely removed over next three annual plans;
- Improve their transparency as to how rates are set, provide the commercial sector with evidence that demonstrates how Council's spending will reflect the 56%/44% split and investigate reducing the general rate proportion;
- Provide evidence that the Council have planned to immediately reduce its expenditure and review its expenditure priorities;
- Consider alternative funding methods such as targeted rates and special purpose vehicles;
- Reject the idea of a commuter parking levy, as this will have a significant impact on businesses, individuals and Wellington city. We recommend the Council investigate alternative funding tools such as congestion charging or incentivisation of EV charging installations in commercial parking facilities; and
- Provide transparent, and concise information explaining what the overall rates increases will mean for different sectors within Wellington and outline direction and indirect benefits each sector receives.

**3. Rating Differential Increase**

3.1. We are extremely disappointed to see that the Council has proposed to increase the rating differential from 3.25 to 3.7. If adopted, this will be the highest rating differential in the country. We endorse the Shand's report recommendations that they should be abolished as there is no economic rationale that supports a need for this.<sup>1</sup>

*Rating proportion*

3.2. The Council claims that the proposed adjustment will keep the overall increase in rates for both the commercial and residential sector, on an even level. Because residential values

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<sup>1</sup><https://ndhadeliver.natlib.govt.nz/ArcAggregator/arcView/frameView/IE12126512/http://www.dia.govt.nz/Agency-Independent-Inquiry-into-Local-Government-Rates-Index>

increase greater on average than commercial values, increasing the differential will reduce the impost on residential ratepayers relative to their increases in capital value. However, the proposal to increase the rating differential to maintain a general rate split of 56%/44% (residential/commercial) will result in the commercial sector paying much higher than its share of capital value. We ask that the Council provide the commercial sector with data illustrating the total increase in residential capital values and the total decrease in commercial capital values (along with the total capital value of residential property and commercial property) which has formed the basis on the proposed adjustment to the rating differential.

- 3.3. Rates collected from rating differentials need to show direct benefit to businesses. The additional rates that businesses pay through rating differentials should be separated and specifically allocated to projects that support the commercial sector. We strongly urge that the Council provide the commercial sector with evidence that demonstrates how Council's spending will reflect the 56%/44% split. For example, what services will the commercial sector receive as a benefit?
- 3.4. We are concerned that average commercial values in Wellington have only increased by 36% compared to 60% for residential. This highlights a wider issue in Wellington's built environment. It also raises questions that over the coming years, if commercial sector upgrades occurred and values rose higher than residential, would the rating proportion shift back towards the residential sector paying more if their house prices did not increase? Additionally, where commercial building values have increased above 36% (due to upgrades, seismic strengthening, or environmental benefits) these businesses will be faced with having to pay more than the average rates increase of 8.9%.

*Flow on effects for Wellington businesses, residents, and visitors*

- 3.5. The proposed increase will have a flow-on effect on all members of the community, not only the commercial sector. Property owners will be forced to recover these costs through increased rental levels, while business owners will have no choice but to recover these costs through increased costs for products and services. It is also unclear what the additional rates are funding and whether it is beneficial to the business needs.
- 3.6. Furthermore, an increase in rates will mean that building owners may not be able to invest in improving their business, carrying out maintenance and upgrades. This will not see existing businesses nor Wellington's built environment flourish, especially in a time when people are returning to the CBD and businesses are needing to reopen to survive.

*Rating solutions*

- 3.7. We recommend decreasing the percentage split of the total general rates. As discussed above, the current percentage split is 44% commercial and 56% residential ratepayers. This is much higher than in other cities in New Zealand. For example, Auckland businesses currently pay 31.33%, with this eventually dropping to 25.8% as their analysis showed that their previous rating split was inequitable.
- 3.8. Similarly, we do not believe that Wellington's proposed percentage split of general rates is equitable. The Council has not investigated the general rating split and what specific benefits the commercial sector receives. This is particularly important to assess as we are within the

post-recovery period of COVID-19 with the city still months or years away from worker capacity.

- 3.9. We support the use of transparent, beneficial pays funding models for local government. Examples of these models include targeted rates, user-pays and special purpose vehicles. These alternative models meet the legislative principles of transparency and objectivity for funding local government set out in both the *Local Government Act 2002* and *Local Governing (Rating) Act 2002*. Our approach is also consistent with the recommendation of the New Zealand Productivity Commission that local government should adopt a more transparent approach to rating tools and other funding sources<sup>2</sup>.
- 3.10. We firmly believe that increasing the rating differential will have a notably negative effect on efforts to revitalise the Wellington CBD as a vibrant place to live, work and do business. We therefore recommend that the Council end the disproportionate and inequitable use of commercial rating differentials and make use of other funding options.

*Cumulative rates and fee increases in Wellington*

- 3.11. In the current climate, the commercial sector is not only facing the impact of COVID-19, but an increased multitude of costs. The cumulative impact these costs may result in a number of businesses declining, even after moving to the Orange alert level.
- 3.12. The below list is an example of some proposed costs increases and fees in Wellington:
- Wellington City Council's proposed Annual Plan rates increase of 8.9%;
  - Wellington City Council's proposed Annual Plan rating differential increase from 3.2 to 3.7;
  - Wellington City Council's proposed Sludge minimisation facility rates levy;
  - Wellington City Council's increase in development contribution levies;
  - Future of the Southern Landfill (depending on option);
  - Wellington City Council's increase in encroachment fees;
  - Wellington City Council investigating a commuter parking levy of up to \$2,500 per annum per car park;
  - Unknown funding mechanisms associated with Let's Get Wellington Moving;
  - Greater Wellington Regional Council's proposal to increase rates differentials on a yearly basis;
  - Greater Wellington Regional Council's proposal to remove the uniform annual general charge which shifts more of the rating burden onto the commercial sector; and
  - The removal of the public transport differential from the Greater Wellington Regional Council's Revenue and Financing Policy to annualised adjustments via the Funding Impact Statements in the 2022/23 Annual Plan.

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<sup>2</sup>Local government funding and financing. Retrieved from <https://www.productivity.govt.nz/inquiries/local-government-funding-and-financing/>

- 3.13. All these various proposals are creating an uncertain and challenging post COVID-19 environment for the commercial sector in Wellington. We urge that the Council provide more clear and concise information explaining what the overall rates increases will mean for different sectors within Wellington.
- 3.14. It is also important to note that not all rates will be included in the 8.9% rates increase. For example, the sludge minimisation facility rates levy is not included and when applied on top of the 8.9% rates increase, it will push the total rates figure higher than the 9.1% total rates increase forecasted in the 2021/31 Long Term Plan. This is of real concern and will not result in the rejuvenation of Wellington's CBD.

#### **4. Carparks**

##### *Commuter Parking Levy*

- 4.1. We are aware that the Let's Get Wellington team are investigating the introduction of a commuter parking levy of up to \$2,500 per year.
- 4.2. We do not support a commuter parking levy as it will have a significant impact on businesses and will disincentivise business and working population coming into Wellington city. There are many loopholes in introducing commuter parking levies. For example, this will directly result in offices turning their car parks into storage units and encouraging working from home resulting in a less vibrant Wellington City. We recommend that the Council reject the commuter parking levy and instead investigate alternative funding tools such as congestion charging.
- 4.3. There has been no presented evidence to support a business case for the introduction of a car parking levy with carbon neutrality been signalled by Let's Get Wellington Moving as the core driver behind this proposal. We strongly encourage the Council to consider that private vehicle use and shared vehicle schemes such as Mevo will continue to require car parking within the city. We support the aims to decarbonise but do not believe these aims will be achieved through introduction of a levy. Instead, we implore the Council to better support the actions of many of our property owner members to convert their car parks to EV enabled car parks and provide sufficient time to enable property owners to create the fuelling stations of the future for EV's within the city's commercial buildings.

##### *Removing carparks*

- 4.4. Wellington City Council are in the process of removing approximately 1500 of Wellington's 3300 metered carparks. The impact of this is very damaging to businesses and will see large and long-term impacts on the Wellington economy. In a time where we should be supporting businesses return to a sense of normality under the Orange alert level, this is will only drive away business from the CBD. With reliable and future public transport options still decades away, the reliance on private vehicles and therefore car parks, will still occur.

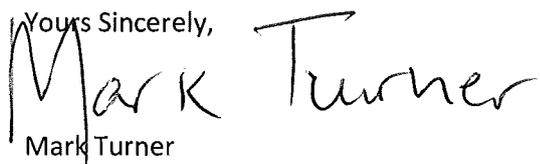
#### **5. Seismic Strengthening**

- 5.1. We support investment in earthquake strengthening of buildings in Wellington including the Town Hall, St James Theatre and Tākina: Wellington Convention and Exhibition Centre. In saying that, we urge that the Council be careful on which projects it decides to invest in. For example, we are disappointed to see that the Central Library is in the second stage of

preparations for refurbishing the existing building when demolishing the building and starting from scratch would have been a better use of capital. Going forward, we ask that the Council provide ratepayers with ample opportunity for consultation and feedback on these projects.

**6. Conclusion**

- 6.1. We strongly oppose the increase to the rating differential and support the Council investigating alternative funding mechanisms. The increase will have negative outcomes for Wellington's private sector especially in a time where we should be supporting businesses bring back life to the CBD. We recommend the proportional split is analysed as to what is a fair rating proportion between the residential and commercial sectors.

Yours Sincerely,  
  
Mark Turner  
Franklin Property Holdings Ltd



**Respondent No:** 735

**Login:** Admin

**Responded At:** May 17, 2022 09:21:28 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Mark Turner
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Organisation
Q4. <b>Please name your organisation</b>	The Thorndon Centre Ltd
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

**Submission on Wellington City Council's Draft Annual Plan 2022/23  
and  
Amendments to the Long-Term Plan 2021-31**

**1. Summary**

1.1 The Thorndon Centre Ltd welcomes the opportunity to provide feedback on Wellington City Council's Draft Annual Plan 2022/23 and Amendments to Long Term Plan 2021-31. We do not support the increase to the rating differential and make recommendations to ensure fair and equitable outcomes for the private sector.

**2. Recommendations**

2.1 At a high level, we recommend that Wellington City Council ("the Council"):

- Does not increase the rating differential from 3.25 and 3.7; and further, commence a planned reduction in 2022/2023 of the differential until entirely removed over next three annual plans;
- Improve their transparency as to how rates are set, provide the commercial sector with evidence that demonstrates how Council's spending will reflect the 56%/44% split and investigate reducing the general rate proportion;
- Provide evidence that the Council have planned to immediately reduce its expenditure and review its expenditure priorities;
- Consider alternative funding methods such as targeted rates and special purpose vehicles;
- Reject the idea of a commuter parking levy, as this will have a significant impact on businesses, individuals and Wellington city. We recommend the Council investigate alternative funding tools such as congestion charging or incentivisation of EV charging installations in commercial parking facilities; and
- Provide transparent, and concise information explaining what the overall rates increases will mean for different sectors within Wellington and outline direction and indirect benefits each sector receives.

**3. Rating Differential Increase**

3.1. We are extremely disappointed to see that the Council has proposed to increase the rating differential from 3.25 to 3.7. If adopted, this will be the highest rating differential in the country. We endorse the Shand's report recommendations that they should be abolished as there is no economic rationale that supports a need for this.<sup>1</sup>

*Rating proportion*

3.2. The Council claims that the proposed adjustment will keep the overall increase in rates for both the commercial and residential sector, on an even level. Because residential values

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<sup>1</sup><https://ndhadeliver.natlib.govt.nz/ArcAggregator/arcView/frameView/IE12126512/http://www.dia.govt.nz/Agency-Independent-Inquiry-into-Local-Government-Rates-Index>

increase greater on average than commercial values, increasing the differential will reduce the impost on residential ratepayers relative to their increases in capital value. However, the proposal to increase the rating differential to maintain a general rate split of 56%/44% (residential/commercial) will result in the commercial sector paying much higher than its share of capital value. We ask that the Council provide the commercial sector with data illustrating the total increase in residential capital values and the total decrease in commercial capital values (along with the total capital value of residential property and commercial property) which has formed the basis on the proposed adjustment to the rating differential.

- 3.3. Rates collected from rating differentials need to show direct benefit to businesses. The additional rates that businesses pay through rating differentials should be separated and specifically allocated to projects that support the commercial sector. We strongly urge that the Council provide the commercial sector with evidence that demonstrates how Council's spending will reflect the 56%/44% split. For example, what services will the commercial sector receive as a benefit?
- 3.4. We are concerned that average commercial values in Wellington have only increased by 36% compared to 60% for residential. This highlights a wider issue in Wellington's built environment. It also raises questions that over the coming years, if commercial sector upgrades occurred and values rose higher than residential, would the rating proportion shift back towards the residential sector paying more if their house prices did not increase? Additionally, where commercial building values have increased above 36% (due to upgrades, seismic strengthening, or environmental benefits) these businesses will be faced with having to pay more than the average rates increase of 8.9%.

*Flow on effects for Wellington businesses, residents, and visitors*

- 3.5. The proposed increase will have a flow-on effect on all members of the community, not only the commercial sector. Property owners will be forced to recover these costs through increased rental levels, while business owners will have no choice but to recover these costs through increased costs for products and services. It is also unclear what the additional rates are funding and whether it is beneficial to the business needs.
- 3.6. Furthermore, an increase in rates will mean that building owners may not be able to invest in improving their business, carrying out maintenance and upgrades. This will not see existing businesses nor Wellington's built environment flourish, especially in a time when people are returning to the CBD and businesses are needing to reopen to survive.

*Rating solutions*

- 3.7. We recommend decreasing the percentage split of the total general rates. As discussed above, the current percentage split is 44% commercial and 56% residential ratepayers. This is much higher than in other cities in New Zealand. For example, Auckland businesses currently pay 31.33%, with this eventually dropping to 25.8% as their analysis showed that their previous rating split was inequitable.
- 3.8. Similarly, we do not believe that Wellington's proposed percentage split of general rates is equitable. The Council has not investigated the general rating split and what specific benefits the commercial sector receives. This is particularly important to assess as we are within the

post-recovery period of COVID-19 with the city still months or years away from worker capacity.

- 3.9. We support the use of transparent, beneficial pays funding models for local government. Examples of these models include targeted rates, user-pays and special purpose vehicles. These alternative models meet the legislative principles of transparency and objectivity for funding local government set out in both the *Local Government Act 2002* and *Local Governing (Rating) Act 2002*. Our approach is also consistent with the recommendation of the New Zealand Productivity Commission that local government should adopt a more transparent approach to rating tools and other funding sources<sup>2</sup>.
- 3.10. We firmly believe that increasing the rating differential will have a notably negative effect on efforts to revitalise the Wellington CBD as a vibrant place to live, work and do business. We therefore recommend that the Council end the disproportionate and inequitable use of commercial rating differentials and make use of other funding options.

*Cumulative rates and fee increases in Wellington*

- 3.11. In the current climate, the commercial sector is not only facing the impact of COVID-19, but an increased multitude of costs. The cumulative impact these costs may result in a number of businesses declining, even after moving to the Orange alert level.
- 3.12. The below list is an example of some proposed costs increases and fees in Wellington:
- Wellington City Council's proposed Annual Plan rates increase of 8.9%;
  - Wellington City Council's proposed Annual Plan rating differential increase from 3.2 to 3.7;
  - Wellington City Council's proposed Sludge minimisation facility rates levy;
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  - Wellington City Council investigating a commuter parking levy of up to \$2,500 per annum per car park;
  - Unknown funding mechanisms associated with Let's Get Wellington Moving;
  - Greater Wellington Regional Council's proposal to increase rates differentials on a yearly basis;
  - Greater Wellington Regional Council's proposal to remove the uniform annual general charge which shifts more of the rating burden onto the commercial sector; and
  - The removal of the public transport differential from the Greater Wellington Regional Council's Revenue and Financing Policy to annualised adjustments via the Funding Impact Statements in the 2022/23 Annual Plan.

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<sup>2</sup>Local government funding and financing. Retrieved from <https://www.productivity.govt.nz/inquiries/local-government-funding-and-financing/>

- 3.13. All these various proposals are creating an uncertain and challenging post COVID-19 environment for the commercial sector in Wellington. We urge that the Council provide more clear and concise information explaining what the overall rates increases will mean for different sectors within Wellington.
- 3.14. It is also important to note that not all rates will be included in the 8.9% rates increase. For example, the sludge minimisation facility rates levy is not included and when applied on top of the 8.9% rates increase, it will push the total rates figure higher than the 9.1% total rates increase forecasted in the 2021/31 Long Term Plan. This is of real concern and will not result in the rejuvenation of Wellington's CBD.

#### **4. Carparks**

##### *Commuter Parking Levy*

- 4.1. We are aware that the Let's Get Wellington team are investigating the introduction of a commuter parking levy of up to \$2,500 per year.
- 4.2. We do not support a commuter parking levy as it will have a significant impact on businesses and will disincentivise business and working population coming into Wellington city. There are many loopholes in introducing commuter parking levies. For example, this will directly result in offices turning their car parks into storage units and encouraging working from home resulting in a less vibrant Wellington City. We recommend that the Council reject the commuter parking levy and instead investigate alternative funding tools such as congestion charging.
- 4.3. There has been no presented evidence to support a business case for the introduction of a car parking levy with carbon neutrality been signalled by Let's Get Wellington Moving as the core driver behind this proposal. We strongly encourage the Council to consider that private vehicle use and shared vehicle schemes such as Mevo will continue to require car parking within the city. We support the aims to decarbonise but do not believe these aims will be achieved through introduction of a levy. Instead, we implore the Council to better support the actions of many of our property owner members to convert their car parks to EV enabled car parks and provide sufficient time to enable property owners to create the fuelling stations of the future for EV's within the city's commercial buildings.

##### *Removing carparks*

- 4.4. Wellington City Council are in the process of removing approximately 1500 of Wellington's 3300 metered carparks. The impact of this is very damaging to businesses and will see large and long-term impacts on the Wellington economy. In a time where we should be supporting businesses return to a sense of normality under the Orange alert level, this is will only drive away business from the CBD. With reliable and future public transport options still decades away, the reliance on private vehicles and therefore car parks, will still occur.

#### **5. Seismic Strengthening**

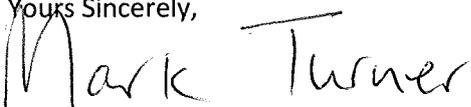
- 5.1. We support investment in earthquake strengthening of buildings in Wellington including the Town Hall, St James Theatre and Tākina: Wellington Convention and Exhibition Centre. In saying that, we urge that the Council be careful on which projects it decides to invest in. For example, we are disappointed to see that the Central Library is in the second stage of

preparations for refurbishing the existing building when demolishing the building and starting from scratch would have been a better use of capital. Going forward, we ask that the Council provide ratepayers with ample opportunity for consultation and feedback on these projects.

## **6. Conclusion**

- 6.1. We strongly oppose the increase to the rating differential and support the Council investigating alternative funding mechanisms. The increase will have negative outcomes for Wellington's private sector especially in a time where we should be supporting businesses bring back life to the CBD. We recommend the proportional split is analysed as to what is a fair rating proportion between the residential and commercial sectors.

Yours Sincerely,

A handwritten signature in black ink that reads "Mark Turner". The signature is written in a cursive style with a large, prominent 'M' and 'T'.

Mark Turner

The Thorndon Centre Ltd



**Respondent No:** 736

**Login:** Admin

**Responded At:** May 17, 2022 09:52:06 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Simalu Feleti
Q2. <b>Phone number:</b>	[REDACTED]
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 737

**Login:** Admin

**Responded At:** May 17, 2022 09:53:22 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Constantin Branza
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Option C & Community Trust selected
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 738

**Login:** Admin

**Responded At:** May 17, 2022 09:54:30 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Catalina B Mapilisan & Sabine G Peschko
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 739

**Login:** Admin

**Responded At:** May 17, 2022 09:55:47 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Puni Moriah Purcell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Company or limited partnership
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 740

**Login:** Admin

**Responded At:** May 17, 2022 09:56:32 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Declan Fitzpatrick
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 741

**Login:** Admin

**Responded At:** May 17, 2022 10:01:05 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Shamala Panchachanan
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I dont support any increase in rates as it affects single income households like mine. There is a salary freeze + rates increase in 2021/2022 did not take into account increase in interest and no increase in wages. We are paying too high in rates for real bad homes in Wellington.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>- Backed against the wall for single income household with children - Rates affordability is an issue with wage freeze by current govt - there has been a significant rates increase already - cost of living is a social issue in wellington - govt needs to fund the wcc in a better sustainable model</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 742

**Login:** Admin

**Responded At:** May 17, 2022 10:15:14 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Dipak Kumar Maganlal Rathod
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 743

**Login:** Admin

**Responded At:** May 17, 2022 10:16:29 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Anonymous
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** None of these
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
Could to increase kitchen waste collection?
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Do not support

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Support

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Neutral don't know

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** Neutral don't know

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 744

**Login:** Admin

**Responded At:** May 17, 2022 10:17:17 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Khai
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 745

**Login:** Admin

**Responded At:** May 17, 2022 10:18:02 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Anonymous
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 746

**Login:** Admin

**Responded At:** May 17, 2022 10:23:15 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Beverly Ringiao
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 747

**Login:** Admin

**Responded At:** May 17, 2022 10:24:12 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Mohammed Alabassi
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 748

**Login:** Admin

**Responded At:** May 17, 2022 10:28:12 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Stelios Victoras
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option C: Leasehold CHP with narrow responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 749

**Login:** Admin

**Responded At:** May 17, 2022 10:31:38 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Shirley Brodie
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	None of these options
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>- ratepayers should not have to pay for city/social housing, this is the job of the central govt - if WCC cannot afford to maintain its housing stock as is then it should sell it - city housing tenants are not the only people finding rental in Wellington expensive. May who have to pay full market rates are also struggling.</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>- Better Building Fund - not the role of WCC - Kandallah Pool - a nice to have but not a priority at the moment. Perhaps a community &amp; wcc partnership could be entered into to raise funds - Library charges - so if you dont return an item on time there will be no consequences. What about the rights of other users? At present libraries use their discretion when it comes to fines why not continue with this? Why are you consulting on this as plans are already afoot to remove charges on 1st July</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 750

**Login:** Admin

**Responded At:** May 17, 2022 10:32:33 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Min Min Lwin
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 751

**Login:** Admin

**Responded At:** May 17, 2022 10:33:24 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Lyell Penny
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 752

**Login:** Admin

**Responded At:** May 17, 2022 10:40:25 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Eva Polard
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>I would be happy to pay more taxes for more housing and hather houses. I like the idea of a community housing trust rather than a company or a limited partnership because I wouldnt trust a company to care about healthy housing or the community any more than private landlords</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>Any and all efforts must be made to reduce waste &amp; dispose of waste in the most sustainable way possible. I strongly believe the council should provide more information to the public about recycling &amp; household waste management. This could be done as an app, a website or as pamphlets sent to all households.</p>

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
	More money should be put into housing, especially for students. Eliminate private landlords. Healthier houses!
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 753

**Login:** Admin

**Responded At:** May 17, 2022 10:41:43 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Rhiannon Lili Mai Griffin
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options
Q13. <b>Are there comments you would like to make about the landfill options?</b>	Sustainable solution to landfill problem better than above
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 754

**Login:** Admin

**Responded At:** May 17, 2022 10:49:25 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** David
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
I think urging the Govt to establish a national summit to design a pathway to address housing
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** None of these options
- Q13. **Are there comments you would like to make about the landfill options?**  
New landfill could work with conditions - seal land before piggyback - to catch new toxic infiltration and to allow for methane burning to operate cocurrently with new landfill - Waste minimisation strategy needs to be elaborated time line/what/how I live in country known for its beauty. I think its pretty poor youre one still sweeping things under the carpet.

Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints	Support
Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.	Support
Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.	Support
Q17. Increasing encroachment licence fees to better reflect their value	Support
Q18. Additional funding for a full upgrade to Khandallah summer pool	Support
Q19. Removal of all library charges to remove barriers to accessing council libraries	Do not support
Q20. Overall, do you support the proposed budget?	not answered
Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?	not answered
Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)	not answered



**Respondent No:** 755

**Login:** Admin

**Responded At:** May 17, 2022 10:50:24 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Andrias Sefo Goreyah
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I live in Wellington  
I work in Wellington  
I own a business in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Don't know
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 756

**Login:** Admin

**Responded At:** May 17, 2022 10:51:19 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Claire Guest
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Don't know
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Don't know
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 757

**Login:** Admin

**Responded At:** May 17, 2022 10:56:08 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Catherine Ruth
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 758

**Login:** Admin

**Responded At:** May 17, 2022 10:57:03 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Kaylah Poston
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Don't know
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Don't know
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 759

**Login:** Admin

**Responded At:** May 17, 2022 10:57:53 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Brigid Inger Marian Share
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 760

**Login:** Admin

**Responded At:** May 17, 2022 10:58:59 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Blair Hiscoke
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Selected Option C & Community Trust
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 761

**Login:** Admin

**Responded At:** May 17, 2022 11:00:07 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Tony Burton
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option A: Asset-owning CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Do not support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
Do not fund new library. Waste of money. Use local libraries.	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 762

**Login:** Admin

**Responded At:** May 17, 2022 11:09:32 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Vaitoa Leau
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Retain Council's City Housing through increasing rates and borrowing
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 763

**Login:** Admin

**Responded At:** May 17, 2022 11:10:22 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Brian Rogers
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Selected Community Trust too
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 764

**Login:** Admin

**Responded At:** May 17, 2022 11:21:20 am

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Jane Therese Tock
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	<p>The other options are not forthcoming to provide successful low income housing</p>
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Waste to energy incineration
Q13. <b>Are there comments you would like to make about the landfill options?</b>	<p>Waste to energy is successful worldwide, landfill is unhygienic, positioned near housing communities and a waste of land,</p>
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 765

**Login:** Admin

**Responded At:** May 17, 2022 11:30:39 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Lesley Mackle
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

Very reluctantly accept this option as "least worst". However in conjunction we need a traffic management plan. The number of heavy vehicles driving through Brooklyn Village increases every year and severely detracts from the amenities of the suburb, Very many children have to cross Ohiro road at Cleveland street to go to and from school each day and the intersection is dangerous because of the size and number of large vehicles driving through - very many of which continue through orange/green lights. This is a real barrier to getting children to walk to school. The noise of traffic/engine breaking on Ohiro Road is deafening and very intrusive, it is not possible to hold a conversation walking along Ohiro Road because of the noise Can truck movements to and from the landfill be restricted to after 9am and before 3pm to make the road more accessible to all users and safer for school children Also recent times commercial traffic on a Saturday has increased, can this also be considered? These measures should apply to the commercial landfill operators as well as the WCC landfill

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

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**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

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**Q19. Removal of all library charges to remove barriers to accessing council libraries** not answered

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**Q20. Overall, do you support the proposed budget?** not answered

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 766

**Login:** Admin

**Responded At:** May 17, 2022 11:37:46 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Paul Hawkes
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** I oppose the proposed budget

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

Your proposed 100% increase in encroachment fees is both unbelievable and unjustifiable The encroachment land in question sits between a private property and combined driveway and public pathway. The driveway services some seven houses and provides both access and parking for these houses, the roadway also acts as a pedestrian pathway to the steps between Cecil Road and Mairangi road. The 'value' of this 12.5 sq metres of land to the Council would be effectively zero as there is no possible functional use for this piece of land and there are no maintenance costs to the Council. As noted above a 100% increase in the "rates": for pad is extortionate. You would not get away with a 100% increase in the Council rates and you should not be allowed to punish encroachment fee payers for your historical mismanagement of rates income. There is no "added property value" to my property as such as if there was no car pad I would still be able to park in the driveway. The land value of the "Adjoining property" provides a much lower rate per square metre than your current or proposed rate for the pad. Why should a car pad generate considerably more income per sq metre than the rest of my property? Surely the fair approach would be to add the 12.5 sq metres of the car pad to my share of the 1872 sq metres (935 sq metres plus 12.5 sq metres) so I would be paying the same level of rates on my car pad as on my half of the property I note that 936 sq metres at \$26.66 per metre would work out at \$25000 per annum for the land value plus of course another \$2000 odd for the capital value so you value your 12.5 sq metres at a hugely higher price than my actual land value! I suspect the council are unfamiliar with the meaning of the expression "fair and reasonable". It appears that Peter Rachman has come back to life and is working for the Wellington City Council

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 767

**Login:** Admin

**Responded At:** May 17, 2022 11:39:11 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Paul Freethy Wilson
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 768

**Login:** Admin

**Responded At:** May 17, 2022 11:40:10 am

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Shobhaban Govan
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** No residual waste facility in Wellington City
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 769

**Login:** Admin

**Responded At:** May 17, 2022 12:15:48 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** John Sibanda
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Wellington City Youth Council
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
See attached
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
See attached
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>

# Draft Annual Plan 2022 Submission

To the Wellington City Council

...

*May 2022*

## **Wellington City Youth Council**

Te Rūnanga Taiohi o te Kaunihera o Pōneke

We wish to appear in person to support our submission.

Contact person:

John Sibanda, Youth Councillor

[REDACTED]  
[REDACTED]

## Introduction

1. The Wellington City Youth Council (Youth Council) welcomes the opportunity to submit on the Annual Plan.
2. The submission by Youth Council on the Annual Plan will address the following topics:
  - a. The future of Pōneke's City Housing
  - b. The future of the Southern Landfill.

### Main Messages

#### *The future of City Housing*

- The Youth Council **appreciates** that the current city housing model is financially unsustainable, risking unaffordable rents for tenants and costs for Council.
- Youth Council **agrees** with the Council's preferred option to have a housing provider that's owned as a trust. We support the option primarily because a CHP would be able to access Income Rent Related Subsidies which will make a positive difference for some of the most vulnerable Wellingtonians, but we also have also suggested some important aspects of any CHP model.

#### *The future of Southern Landfill*

- Youth Council **supports** the piggyback option as its preferred option for waste management.
- Youth Council believes this is the best option available currently for environmental outcomes until a national waste management plan is implemented, opening opportunities for further waste minimisation and exploration of incineration or other options.

## The Future of City Housing

3. The Youth Council welcomes WCC's prioritisation of City Housing in the Annual Plan. We see City Housing as an important mechanism to meaningfully support lower-income Wellingtonians to meet rising accommodation costs.
4. Youth Council is particularly concerned that young people living in City Housing are charged affordable rent and are provided safe and hygienic living conditions, and that more people

# Wellington City Youth Council

Te Rūnanga Taiohi o te Kaunihera o Pōneke

are supported by social housing as soon as possible. This requires a financially sustainable housing model.

## **5. Youth Council endorses WCC's preferred option (B) as the best balance of priorities: because -**

- a. enabling access to the Income-Related Rent Subsidy (IRRS) is a valuable outcome of option B as the saved money can be used to maintain, upgrade, and expand social housing
  - b. maintaining ownership and some influence through appointments and funding allocations retains a degree of democratic control and alignment of the CHP with public/Council priorities.
6. However, it is important that democratic accountability and support for tenants is maintained and strengthened under a CHP model in a way that is easily navigated by tenants.
7. The Youth Council acknowledges the complexity of the issue, but has concerns about the other options. Specifically,
- a. Not establishing a CHP would risk unnecessary financial burden on WCC in the absence of an extension of the IRRS to Council-operated housing which would, in turn, hinder WCC's ability to maintain, upgrade, and expand social housing.
  - b. dividing maintenance responsibilities under a partnership model with a CHP would likely be challenging for tenants to navigate and potentially be inefficient
  - c. fully transferring ownership could risk other fiscal calls on WCC that are important to young Wellingtonians, such as housing and transport infrastructure.
8. Youth Council also impresses the urgency of other housing-related reforms to make housing more affordable across the board so that more people can afford private rental accommodation or homeownership.

## **The Future of the Southern Landfill**

### **9. Youth Council supports the Council's preferred option of a new landfill on top of the current landfill.**

# Wellington City Youth Council

Te Rūnanga Taiohi o te Kaunihera o Pōneke

10. The issue of where to put our waste is complex. Youth Council employs an environment-focused approach when considering which approach is best for the future of the Southern Landfill.
11. Youth Council supports this option because
- a. once a sludge minimisation facility is in place, waste minimisation can be properly focussed on in alignment with Te Atakura and the regional Waste Management and Minimisation Plan,
  - b. an incineration plant would require a minimum tonnage of waste, going against waste minimisation goals,
  - c. sending waste to another facility outside the city would result in higher emissions from transport and does not sit well with us owning the waste we produce as a city,
  - d. this will maintain the current self-sustaining model,
  - e. Until the Central Government has a nationwide plan for waste disposal and minimisation, this is the best interim option for Wellington.

## Other Matters

### *Overdue library charges*

12. The Youth Council is very supportive of the proposed removal of library overdue fees. We believe there are significant benefits young people gain from use of library goods and services and that the accumulation of library fees can be a significant barrier to future engagement with libraries.

### *Encroachment fees*

13. The Youth Council does not have a clear position on the proposed increase of encroachment fees due to the complex nature of the issue. We are wary of the potential for further rate increases to contribute to rent increases, but also of the potential for encroachment fee increases to do the same, particularly for some rental apartments with balconies.

14. Youth Council wishes to speak to our submission in person if this can be accommodated.

# Wellington City Youth Council

Te Rūnanga Taiohi o te Kaunihera o Pōneke



**Respondent No:** 770

**Login:** Admin

**Responded At:** May 17, 2022 12:26:51 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Bharat Chawla
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** Don't know

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I believe, the encroachment license fees should NOT be increased at all whereas the proposed increment is 100%. We have been hit by inflation already, council rates have been increased substantially and on top of it increasing encroachment fee is not a good idea. Personal opinion is there's shouldn't be any encroachment fees on the properties. There should be a way to find a solution on how we can do that. For e.g. • Properties within an area range shouldn't be charged. • Properties that have area greater than certain limit should be charged but could be one-time fees payment or can be paid monthly (but a fixed amount). There could be more ways that can give win-win situation to both parties.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 771

**Login:** Admin

**Responded At:** May 17, 2022 12:28:32 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Peter Griffiths
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Projects that aren't associated with ensuring the reliability and availability of critical infrastructure services (e.g. sewerage system) or basic public services (e.g. libraries, sports grounds and swimming pools) should be postponed or cancelled where contractually viable. This will help reduce the impact of supplier constraints and associated inflationary impacts. Funding of 'nice to have' (i.e. not essential) social and cultural events should be significantly reduced. Suck would help reduce the council annual opex budgets and enable greater focus on longer term infrastructure (i.e. capex) development. The currently central library arrangement that are in place provide a better more equitable library service than that previously provided by the Central Library. Significant capital funding could be saved by demolishing the Central Library and returning the area to green space until such time as the Council can afford future redevelopment of the area. Refurbishing a building such as the Central Library which has no or very little heritage or architectural significance seems to be a significant waste of capital funds that could be used for more the renewal and refurbishment of more critical council infrastructure (e.g. three waters). The Annual plan consultation is inappropriate for consulting on road encroachment fees. A separate consultation on road enroachment fees needs to held where sufficient and more specific information is made available so that individuals are able to assess the likely impact of any proposed changes. Insufficient information has been provided as part of the Annual Plan to enable one to assess the impact of setting the road encroachment fee based on the individual rateable land value of the adjoining property in the 2024/33 Long Term Plan. As a result, the interim measure for increasing road encroachment fees should be limited to CPI at this point in time. Any additional increases should be deferred until more specific information is made available to enable reasonable public consultation within a reasonable timeframe.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 772

**Login:** Admin

**Responded At:** May 17, 2022 13:00:08 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Craig Eyes
Q2. <b>Phone number:</b>	██████████
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	Yes
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	None of these options

**Q13. Are there comments you would like to make about the landfill options?**

The recent consultation on the Southern Landfill appears to be heading for the continuation of landfill which is an undesirable environmental solution given the challenges WCC will face with meeting more severe Climate Change targets and associated costs. My company is constructing a waste gasification to energy plant in Melbourne which has Council and EPA approval and this would be a more viable solution for the Southern Landfill at lower cost and with a better environmental outcome. Plants can be scaled to meet local processing requirements with no capital cost to Council. There are 40 plants now operating from small medical waste facilities at 5 tonnes per day to large MSW projects at 750 tonnes per day. I found a number of factually incorrect statements that are being relied upon such as "WTE plants are not viable at smaller scale". There is no context to such statements and every location has a different cost structure such as waste cost, land cost, labour costs etc. New Zealand has one of the highest waste disposal costs in the world, making this a VERY viable solution, particularly when all the long term landfill clean up and ongoing management costs of landfill are taken into account. As an example many landfill disposal fees are above \$200 per tonne in NZ, in Asia where many of these WTE plants operate, disposal costs are \$50 per tonne. Another incorrect statement is about not being able to reduce waste through recycling and the emotive "feed the beast" commentary. Waste contracts can be structured to account for lower waste volumes being available over time. Most gasification plants operate with a number of lines and if necessary these lines can be shut down independently. Population and GDP growth however continue to work against overall waste volumes going down. The gasifiers are built to the size required with individual gasifiers at various sizes from 5, 10, 20, 50, 80, 100 and 150 tonnes per day and adding in multiple lines creates flexibility and scale to suit the scope for each project. The attached photo shows a similar size project to WCC requirements that has been built into a hill. The 80,000 tonne per annum plant would have a capex of around \$80m, not \$200m. The Melbourne project which is 240,000 tonnes per annum has a capex of \$200m. Another statement to review is on the 15,200 tonnes of bottom ash, the gasification plant would produce around 10,000 tonnes of slag which would be recovered for metals and the balance utilised in an asphalt or as road base material as it is not toxic. The flyash produced would not be 2,450 tonnes but 1,600 tonnes. There are even options available to reduce this to zero and have 100% diversion from landfill. If it is sent to a suitable landfill it represents 2% of the initial waste, not 23% calculated from the incinerator option. In terms of waste the gasification plant can accept, it is different to incinerators in that it can accept and process waste with higher moisture content. It could even be designed to accept the sewage sludge as attached and can certainly accept green waste. Incinerators typically require an auxiliary fuel such as natural gas to maintain a high temperature. There is NO auxiliary fuel required in the vertical rotating gasification plant ~ also saving money. The gasification plant would require only 2 hectares in total and would be built in 2 years. This would be nearly possible by 2026 subject to approvals taking 2 years to obtain. It is likely that a landfill will always be required for some waste such as asbestos so you are never going to be without the need for some location for some waste disposal. However at the moment there is a long way to go with diverting waste from landfill.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

---

**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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**Q17. Increasing encroachment licence fees to better reflect their value** not answered

---

**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

---

**Q19. Removal of all library charges to remove barriers to accessing council libraries**

not answered

**Q20. Overall, do you support the proposed budget?**

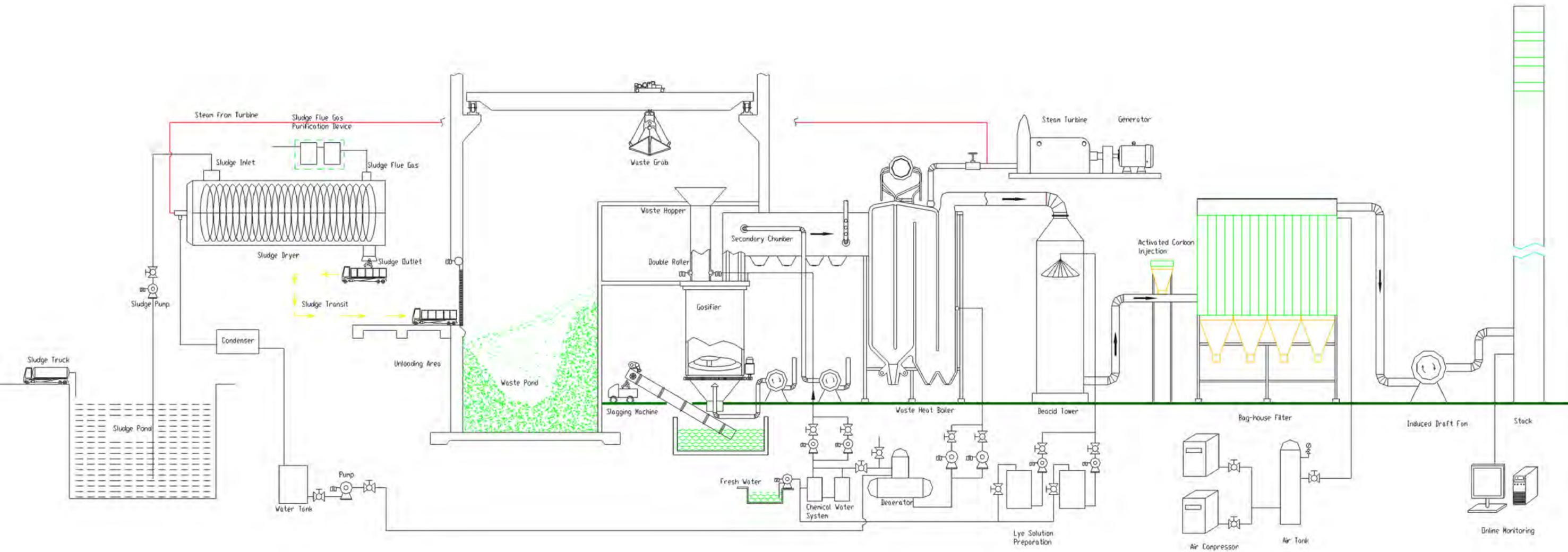
not answered

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**





# Recovering renewable energy & resources to achieve zero waste to landfill in the circular economy

May 2022





# Global Environmental Challenges

## Waste

-  Disposal options limited
-  Landfill space restricted
-  Increasing costs
-  Health & odour concerns

## Energy

-  Economic supply
-  Low Carbon
-  Reliability
-  Base Load



# Innovative & Disruptive Solution



- ❖ Waste Gasification to Energy
- ❖ Proven Technology
- ❖ EU Emissions Compliant
- ❖ EPA Approved
- ❖ Renewable Electricity
- ❖ 97% Diversion from Landfill

*Waste Gasification to Energy is a key enabler of the circular economy*



# Innovative Technology

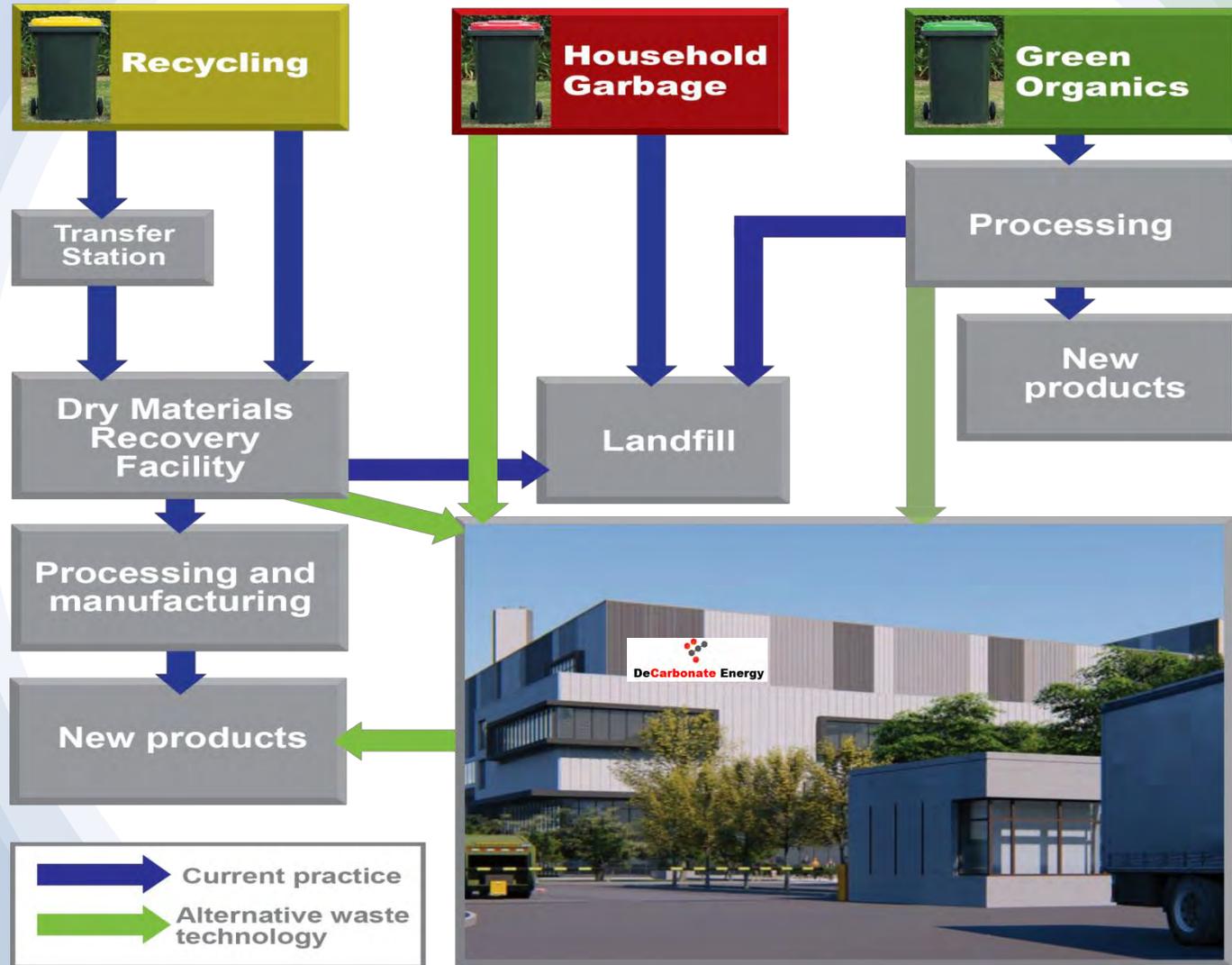


*Disruptive and scalable*





# Part of Integrated Waste Resource Recovery



# Greenhouse Gas Winner



**MegaWatts Up**

**GHG's Down**

## Waste to Energy

The only electric generating technology that **actually reduces** **GHG** emissions as it makes more electricity, saving 1 tonne of GHG's per tonne of municipal waste.

- Not Wind
- Not Solar





# Key Investment Highlights

## Proven Waste Gasification to Energy Technology

- Baseload renewable energy business
- Strong environmental benefits

## Critical Infrastructure Asset

- Essential service for local communities
- Located near feedstock sources

## Attractive Business Model

- Limited waste disposal alternatives
- Consistent operations and revenues



**DeCarbonate** Energy Pty Ltd





**Respondent No:** 773

**Login:** Admin

**Responded At:** May 17, 2022 13:05:49 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. **Full name:** Phil Gibbons

Q2. **Phone number:**

██████████

Q3. **Are you making this submission as an individual or on behalf of an organisation?**

Organisation

Q4. **Please name your organisation**

Nuku Ora

Q5. **Are you a City Housing tenant?**

not answered

Q6. **What is your connection to Wellington? (tick all that apply)**

not answered

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?**

Yes

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

not answered

Q9. **If the Council did establish a Community Housing Provider, which option do you support?**

not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

not answered

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints**

not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

---

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

---

Q17. **Increasing encroachment licence fees to better reflect their value** not answered

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

---

Q20. **Overall, do you support the proposed budget?** not answered

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

---

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

Submission to Wellington City Council's Annual Plan 2022 - 2023



To Wellington City Council

Thank you for the opportunity to make a submission to your proposed annual plan 2022 – 2023.

Our interest in your plan is the impact it may have on all aspects of physical activity including accessible and safe opportunities and the contribution this makes to individual and community wellbeing. The World Health Organisation promotes physical activity as a policy win/win because it has been shown to benefit multiple policy agendas including health and wellbeing, reduced inequalities, social development, cultural connection, community engagement, sustainable transport, job creation, and employability skills amongst others.

Consideration of your proposed projects through a wellbeing and physical activity lens involves taking account of several factors including:

- the impact of proposals on play, active recreation, active transport, and sport opportunities
- the extent to which proposals support diversity and inclusion that help to address inequity of opportunity
- spaces and places that are designed for multi-use and multi-domain purposes
- the opportunity to activate cities and towns and communities

Critical to achieving these outcomes are safe, affordable access to the spaces and places that enable people to be more active in different way. This is best achieved through programmes, and products and services that offer affordable and inclusive opportunities to participate in physical activity across the life course.

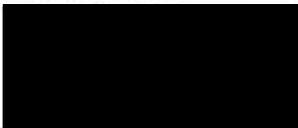
Additionally, we have looked at opportunities to extend our partnership with Wellington City Council as we implement our respective strategies. We have a comprehensive partner plan in place to enable this.

We would welcome an opportunity to talk to you about our submission.

Nga mihi



Phil Gibbons



## Nuku Ora Commentary

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We appreciate that there are many global, national, and local forces at work that impact on the work of all councils that have been driven in large part by the Covid 19 pandemic and the response nationally and globally. Many of these factors are outside of the influence of the council with the challenge being around how to respond within these constraints. We note the financial challenges caused by the current inflationary environment in which we are all working, supply chain challenges, climate change response requirements, and the 3 Waters and local government reforms amongst others.

The impact of these forces is being felt by the sector and understandably sports codes especially are concerned at the increasing costs associated with accessing sports fields and facilities to enable them to run their activities. Of the different physical activity domains sport is the one most affected by the pandemic with many experiencing decreased numbers of participants or needing to modify their activities to cater to the varying needs of participants in a changed environment. The subsequent decrease in memberships as a funding source, ongoing changes to Class 4 gaming, and the difficulties of accessing sponsorship monies have brought cost into a sharper focus for many codes. Clubs especially have found it difficult to navigate this and sustain themselves over the past two years. To add to their risk in this area, these challenges are at the forefront of their work as we transition into winter and planning starts for the 22/23 summer season.

To address this will require more flexible and collaborative approaches. There is an opportunity to take a wider look at the cost of sport generally including how it is funded and the return on investment particularly against social factors.

While we have no comment on your two key projects mooted for 2022-23 we do note the potential opportunity to work with Wellington City Council on creating opportunities around social housing complexes for tenants to engage in physical activity. This aligns with a locality approach that Nuku Ora is pursuing as we develop more targeted responses to community need and interest in physical activity.

### Key projects

#### Environment and Infrastructure

We support the focus on renewal and upgrades where appropriate for green spaces and parks and reserves, including completing the upgrade of Frank Kitts Park play space. Provision for play opportunities don't always require significant investment but having a range of different opportunities is an important element of encouraging and supporting play activity, especially by tamariki. A critical element of any play space design is ensuring access for all, particularly those with a disability, so consideration of universal design principles is important.

#### Social and recreation

There are multiple community benefits to maintaining a network of community infrastructure. The opportunities that these create can lead to a range of beneficial social outcomes including increased social connection, reduced anti-social behaviour, community pride, increased economic activity, and human capital uplift amongst others.

We support the emphasis on earthquake strengthening, upgrading and new developments in this area of work. The Regional Spaces and Places (Facilities) Plan identifies an ageing network of facilities regionally and the need to address some concerns around sustainability of this network in light of our susceptibility to natural events such as earthquakes.

Additionally, the Grenada North development will create another key space/place that will cater for increased growth and account for changes in participation preferences associated with changing demographics.

We look forward to completing two current spaces and places projects ( a review of the 2103 regional sports field strategy and an indoor court audit which considers demand versus supply) that can contribute to the development of Wellington City Council's Community Facilities Strategy and the renewed Open Spaces Plan.

#### Transport

We also support the approach to active transport through Let's Get Wellington Moving programme and Paneke Pōneke, your bike network plan. We appreciate that these are often difficult projects to advance in a car-centric world and will continue to advocate for these, where appropriate. Key for Nuku Ora is the application of locally-led or community-led approaches where local input is sought early in the project process, with the interests of all parties considered.

#### Fees and charges

As mentioned previously, there is significant concern amongst the sector around ongoing increases in fees associated with accessing sports fields, pools, and sports facilities, albeit the environment we are working in presently is a factor in this. This is an area where we feel more work is required to understand cost versus value from both a user and provider perspective.

Thank you again for the opportunity to submit our feedback.

Nga mihi

Phil Gibbons



**Respondent No:** 774

**Login:** Admin

**Responded At:** May 17, 2022 13:07:56 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Nicolas Vessiot
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

---

Q20. **Overall, do you support the proposed budget?** not answered

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

---

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

**Nicolas Vessiot**

[REDACTED]

To

[REDACTED]

[REDACTED]

Tēnā koe Shu,

**RE: Consultation on the proposed changes to annual rental fees for road encroachment**

In your letter dated 7 April 2022, you outline the proposed changes for annual rental fees for road encroachment. The council's reasoning for such changes are highlighted in an online document published<sup>1</sup> as part of the consultation that describes the four options considered by the council.

The option analysis recommends that the encroachment fee is immediately increased by 100%, while a longer review of the fee structure is undertaken.

If there is merit to increasing council revenue, the option analysis fails to consider an important aspect:

***Off street parking has benefits to overall carbon emissions.***

***The carbon benefits of off street parking are not reflected in the proposed policy***

On Monday 16 May, the government will release its first emissions reduction plan. In the consultation<sup>2</sup> ran last year, the Ministry for the Environment (MfE) showed that reducing transport emissions will be the second largest contributor to achieving our carbon budgets. According to MfE, light vehicles represented 13.5 MtCO<sub>2</sub>e in 2018, or 81% of the total emissions from transport.

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<sup>1</sup> [ATTACHMENT - REVIEW OF FEE STRUCTURE FOR ROAD ENCROACHMENT LICENCES AND LEASES](#), WCC

<sup>2</sup> [Transitioning to a low-emissions and climate-resilient future: emissions reduction plan discussion document](#), MfE

To effectively reduce emissions from light vehicles, the 2 levers are:

- Reducing the amount of Internal Combustion Engine (ICE) vehicles on our roads by adopting Electric Vehicles (EV); and
- Encouraging a mode shift from individual driving to cycling, walking and public transports.

The availability of off street parking is offering benefits to both those levers.

### ***Off street parking encourages the adoption of Electric Vehicles***

The lack of overnight, slow (or trickle) charging infrastructure is a barrier to EV adoption. In the ongoing research done by EECA, and more recently in a study about demand and supply of EV,<sup>3</sup> the lack of charging infrastructure continues to be an issue for people to consider EVs, despite the known benefits and lower total cost of ownership.

Furthermore, studies by Transpower<sup>4</sup> have shown that there are benefits for New Zealand to manage EV charging so this occurs off-peak, i.e. at night.

Off street parking allows EV owners to have access to overnight charging without the need for additional infrastructure. This removes one of the barriers to EV adoption, and reduces the amount of charging infrastructure required (dedicated on-street car park and chargers).

### ***Off street parking encourages mode shift***

Mode shift occurs when an individual decides to change their transportation habits. Wellington's public transport network is well developed, and more work is happening to offer alternatives to driving.

Having off street parking has two advantages. One, it allows individuals to have a secure place to park their vehicles, offering them a safe option to leave it parked during the day and use an alternative transportation option. Two, it removes cars from the road, making more spaces for public transport, cyclists and other road users to navigate in Wellington narrow streets.

***Overall, the proposed fee increase increases the risk of the council's ability to encourage people to adopt, or continue to use, low-carbon transport solutions.***

**Alternative option: maintain the CPI increase for existing encroachments, and adopt a different option for new licenses.**

It is common practice in commercial arrangements that fees are increased annually by CPI. For new licenses, the council should signal its intent to review the cost of the encroachment fee. Although this has a chance to impact decarbonisation for the reasons cited above, it is a fairer

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<sup>3</sup> [Review and analysis of electric vehicle supply and demand constraints](#), EECA

<sup>4</sup> [Submission to the Ministry of Transport](#), Transpower

commercial arrangement as upcoming license holders will already be notified of the increase, and take this in their overall decision-making. For example, when a property is sold, the buyers can value the cost of the encroachment as part of their offer.

Thank you for the opportunity to submit on this proposal. If there are any aspects you or your team would like to discuss, please contact me directly by email.

Ngā mihi nui  
Nicolas Vessiot





**Respondent No:** 775

**Login:** Admin

**Responded At:** May 17, 2022 13:13:41 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Andrew Hume
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** Do not support

---

Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** Do not support

---

Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

---

Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

---

Q19. **Removal of all library charges to remove barriers to accessing council libraries** Support

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Q20. **Overall, do you support the proposed budget?** Don't know

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We do not support the proposed change to encroachment fees.

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[Redacted]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Consultation on the proposed changes to annual rental fees for road encroachment

Dear Wellington City Council

I wish to make an oral submission to Councillors. The two proposals we wish to submit on are as follows.

*Council is proposing to:*

- 1. increase the annual fee for a road encroachment licence from \$13.33/m<sup>2</sup> to \$26.66/m<sup>2</sup> (excluding GST) from 1 July 2022 as an interim measure to support the management of general rate increase.*
- 2. consider setting the road encroachment fee based on the individual rateable land value of the adjoining property in the 2024/33 Long Term Plan.*

We do not support proposal 1 for the following reasons:

### **The proposed increase is unreasonable and could not have been reasonably predicted**

The council states that the policy has been in place for many years and not been subject to any increases. That in our view does not justify a doubling of the rate. The council might argue that any capital value discount will have been baked into property values by now, but no reasonable person would expect a doubling of these fees. For our property, we would have further discounted the purchase price of this property had we known this kind of increase could occur. No business in New Zealand could double the prices of its goods or services and expect its customers to tolerate it.

Even if we do think the whole encroachments policy is retrospective and unfair, we have to accept the Council ultimately has the right to an economic return on its land. However this return should be a **reasonable economic return** and the rate should be set in an open and transparent way like other monopoly assets. It should also seek to **avoid price shocks** like the ones you are proposing.

### **The policy is unfair and discriminatory**

Many of the people in Wellington who have road encroachments have little or no choice but to continue to pay the licensing fees each year. They might have old structures like garages or in our case, a fence that provides safety for our children from falling down a bank onto the road below. Just because the council can charge whatever it wants for this use, does not make it right to do so.

The proposal is cynical, lazy, monopolistic behaviour and using this revenue to subsidise other people's rates is unfair. The proposal also lacks any principled thinking about public versus private-good activities. **We already pay rates. If the council needs more income to fund its activities, then it should use rates - this is the proper mechanism for funding public-good activities.** The fact that the Council has mismanaged its assets like water infrastructure for the past 30 years does not mean it should gouge a handful of individuals with few options. A handful of individuals who as a minority do not have power of numbers with which to defend themselves.

### **The timing is poor and tone-deaf**

We have a large family, with four kids between 5 and 14. We are already facing really large increases in our cost of living including food, transport, and interest rates. Instead of acknowledging the context and minimising these pressures, the council is instead proposing to gouge a handful of Wellingtonians for a service that can't easily be avoided.

### **The proposal is not likely to achieve objectives**

The source of our road encroachment is a fence that runs along a steep bank, and helped provide protection for our children from falls when they were very young. It does not restrict public access in practice because it runs along an embankment that no sane person would try to walk on. That means the only justification for a fee is for the Council to make an economic return. If the proposed increase goes ahead then in all likelihood we will remove the fence and avoid the fee. The result will be: loss in income for the council (instead of getting the proposed double fee the council will get nothing from us); loss of visual amenity for our street, and loss of privacy for us. No benefits will occur.

### **A process for surrendering encroachments, or for purchasing the land should be established**

If the proposal goes ahead, the council needs to put in place a clear process for encroachments to be terminated so that this can be done easily and quickly, especially given there will be high demand for this.

We looked into buying this small strip of land some years ago because the encroachment is integrated with our property, like all properties along our street. There is no likelihood of a wider road ever going in, so our view is that the council should just sell us the land. However you advised us that the process would be costly and uncertain. If the council wants to make a stable economic return off this land, then it would be best if it were rateable land. That provides revenue certainty for the council and certainty for encroachment holders who currently have none. We suggest the council should assess the land value and offer it to encroachment holders where the likelihood of roads being widened in future is low.

### **We do not proposal 2 under certain conditions without further information**

A fairer outcome could be to treat the land as rateable land and charge the same rates as the remainder of the property. However, we would need to understand this better before supporting such a change. If an incremental fee is charged on top of this it should be **reasonable, predictable, and transparently derived.** For example, any increases should be pegged to CPI.

Thank you for the opportunity to submit.

Andrew and Melissa Hume

██████████  
██████████



**Respondent No:** 776

**Login:** Admin

**Responded At:** May 17, 2022 13:17:32 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	James Jacobs and Phillip Anderson
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** Do not support

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

We are writing in opposition to the Wellington City Council (WCC) officers' recommended option (Option 4) regarding increased fees and fee structures for road encroachment licenses and leases as part of the 2024 Long Term Plan. We do not oppose regular fees increases for encroachments to cover WCC's administrative costs associated with overseeing and managing this programme. However, the wildly significant increases for many under Option 4 seem out of line with the practicable and judicious use of what is in effect surplus land, mainly through the creation of off-street parking, a use that benefits both WCC and the city more broadly. We note:

- Shared utility of off-street parking: Wellington is a notoriously hard city for parking. When residents choose at their own initiative and expense to construct off-street parking on road reserve, the benefit – a greater amount of predominantly free onstreet parking – is shared by all residents and visitors as anyone can use the freed up spaces. Along these lines, the utility of off-street parking encroachments is equal across the city.
- Investment and increased rates: The private property owner who creates off-street parking is responsible for the initial investment and that owner or subsequent owners are responsible for the long-term upkeep of the encroachment structure. WCC logically does not bear these costs. However, it should be stressed that in addition to fees related to encroachment licenses and leases permitting such structures, WCC also reaps economic benefit through increased rates associated with any property value increase stemming from off-street parking linked to a residence.
- Rental value of the car deck: Secure parking in a building in the central city costs in the order of \$230-250 per month, in an area where parking on the street costs \$5 per hour. This provides WCC the potential to levy \$900 per month in parking fees during business hour alone. In contrast, parking on the street is free in our residential neighbourhood, which implies the value of an off-street parking deck would be significantly lower than such a figure.
- Fees paid for on-street resident and coupon parking in inner city neighbourhoods: The increase proposed under Option 4 is significantly out of alignment with the fees levied to park on other WCC land. WCC charges \$195 and \$120 per annum for resident parking and coupon parking exemptions, respectively. Per square metre, this is roughly equivalent to encroachment license fees before the recent doubling to \$26.66 (excluding GST). Arguably, on-street parking has a greater value than most road reserve land, as it could be used for cycle paths and/or improving traffic circulation on busy streets.
- Land value: Road reserve has little value beyond being available to WCC for roading, footpaths/access paths, and utilities. Most of it goes unused for any of these reasons, and in a topographically challenged city most of it cannot be used for much of anything aside from off-street parking created/maintained and paid for by private property owners. The initiative and investment of these owners provides WCC with revenue that would otherwise not exist. Is it actually fair to align the values of this fallow land with the grounds and improvements on privately owned parcels? In the case of our parking deck the land is in-part near vertical, as it straddles a retaining wall, with the balance of the deck situated mostly over a public access path. Given these observations, there is little justification to increase fees beyond the recent hike to \$26.66 per square metre. This is a doubling of the fee established in 2010, on top of the CPI increases. If the fees must be increased—and we are not in opposition to collecting fees to cover the administrative management of encroachments—then the cost should be more simply based on a city-wide average covered by Option 2.

Thank you for your consideration of our position on a potentially major financial change at a time when all Wellingtonians are facing significant cost-of-living increases within the inflationary economic environment.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 777

**Login:** Admin

**Responded At:** May 17, 2022 13:21:02 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Stephen Harrop
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	not answered
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	not answered
Q20. <b>Overall, do you support the proposed budget?</b>	not answered

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

On behalf of our family trust, the licensee of the above encroachment licence, we wish to make a submission opposing the encroachment licence fee increase options (2, 3 and 4) set out in your letter of 14 April 2022. We have carefully read the paper prepared by council officers promoting a review of the fee structure for encroachment licences. In short, we view this as a blatant money grab from already highly taxed (rated) residents. The obligation to seek a reasonable return from Council assets should not be discharged in the proposed ways without careful consideration of the particular circumstances of each encroachment licence in question. We already suffer from a pan-Wellington approach from our insurance company; despite having a small villa with corrugated iron roof, with chimney removed, on solid Mt Victoria rock away from the sea, our premiums reflect the significant earthquake and tsunami risks elsewhere in the city. The council officers claim licensees have had the benefit of low fees for the last ten years. We do not agree. We pay \$392.60 p.a. for the area in which we park our two cars, immediately abutting our verandah. Such parking is its only actual or possible use. That is a fair charge as it equates to the cost of residential parking permits for the street. If we chose not to park there, and to relinquish the licence, the cost of parking two-metres away on the street would be the cost of two residential parking permits, \$ 390.00, a saving to us of \$2.60. Given the convenience of parking outside our verandah and not looking for a residents' park, that is a price we are happy to pay. Indeed we'd be prepared to pay a bit more given the convenience to us. But if the fee is doubled so the choice is between \$390.00 and \$785.20 it would be difficult for us to justify. And if there is then a later increase based in some way on the value of the land we own next to the licenced area, the difference will be even more unfair given as in our case it is simply a parking charge. The greater the fee the greater the incentive to abandon the licence, in which event the Council would lose rather than gain income because, as we understand it would not be possible for the Council to grant occupation of "our" bit of road reserve to anyone else. We must be able to walk into our home but we couldn't if unable to go across the road reserve. There is no logical connection between the value of parking and the value of the property next to which cars are parked. If there were, Council would charge more for parking meters outside valuable commercial buildings downtown than for those outside less valuable ones. And it would charge more for residential parking permits in suburbs with high value residences. In our case at least the only fair measure of an encroachment fee is as a parking space charge. Why should we pay more to park next to our (already highly taxed ) home than anyone else in Wellington does to park next to theirs? In our particular circumstances we are rather "between a rock and a hard place". We have previously inquired about purchasing the piece of road reserve but were told informally that this was unlikely to be possible for transport corridor reasons. However the space is essential for access to our property (even if we did not own a car) because it abuts our verandah. Unless this reality is taken into account we are forced to pay whatever the Council considers the appropriate "universal" fee. We acknowledge that we bought the property knowing that we may never be able to purchase that piece of land or that there was given, the circumstances, a remote possibility of it being taken for road use. However, while it was not, we reasonably thought that we would pay only a fee that bore some resemblance to what other residents in our street pay to park under residence permits. We did not wish to be heard in support of this submission. Finally to explain this form of submission, I (Stephen) registered on your website this did not in itself appear appropriate for the hardly unusual situation of a couple wanting to submit. And then, after registering, we did not find either the let's talk or the submission form options user-friendly when we just want to submit on the one issue and to do so in our own words. Then, having made the submission using the form as best I could by ticking the "do not support" option, I am not now permitted to file another online, with more details.

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**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 778

**Login:** Admin

**Responded At:** May 17, 2022 13:28:48 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Richard Prins
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I wish to point out that not all encroachments are the same. The encroachment we have is buried in the bank and is in land that is not of any value compared to the actual property itself. It has a frontage to the roadway. It is not on or over any road reserve. The common pathway over the encroachment and which is on road reserve is shared by 5 households but is only maintained at the expense of one household. The concept of the council looking at encroachment leases as a business appears flawed. Based on this concept the council will soon be charging for access to the botanical gardens. The council is a community cooperative that works with not profits from its rate payers.

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 779

**Login:** Admin

**Responded At:** May 17, 2022 13:54:10 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Margaret Gordon
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

Submission to WCC against its proposed 100% increase in the annual encroachment rental charge

From the encroachment licensees [REDACTED]  
[REDACTED]

The scale and timing of a sudden 100% increase in encroachment rents is inappropriate and unjustified.

A sudden 100% increase in encroachment rents cannot be justified, especially at a time when many are already struggling to cope with inflation-related rises in the cost of food, mortgage payments, and rates. Such an increase is too steep a contrast with the previous price increases which have been made in accordance with the consumer price index. A more compassionate solution needs to be found.

In addition, basing encroachment rents solely on the per-square-metre valuation of the licence holder's own land (**above any minimum charge**) does not take into account the benefits that encroachments can provide to the council, and the many cases in which the land quality of the encroachment may be inferior to that of the licence holder's property. These further aspects are discussed below, with our own case being included.

Encroachment commonly benefits the council as well as the land owner and this should be taken into account as justifying a lower rate of land rent.

A prime example is the elevated off-road but encroaching car pad. In return for the expense of creating the car pad the owner receives some convenience but no shelter for the vehicle; however, the car pad can decrease erosion of the usually steep terrain below it and serves to remove a vehicle from the road, so creating a space between cars parked on the roadside. A garage on encroachment does provide car shelter and security (at greater cost to the owner) but does also provide the same benefit as a car pad to space on the roadway. In the narrow streets of Wellington many streets are reduced to a single lane where cars are parked on either side of the road and so spaces clear of parking provide valuable places where vehicles can pass each other.

We, the writers of this submission, will explain below how our own encroachments for our garages also benefit the council.

To obtain off-road parking in Wellington there is often no option but to do so by encroachment.

In many parts of Wellington sections are small, narrow or steep or all of these. In the case of small, narrow section size, moving car parking deeper into the section would require moving it part-way into the house, while in the case of a steep section a set-back car pad would overtop the house and still require above-ground constructed access to the pad, while a set back garage would **undermine the house's foundations, unless it was constructed as part of the house as in newer suburbs.**

Our three properties at [REDACTED] are examples of sections with no option for on-site parking at all, since we all have steep sections with shared-access pathways that cannot be interrupted by driveways or garaging.

Encroachment land should not be assumed to have the same value per square metre **as a licensee's owned land without specific valuation, especially when the encroachment is not adjacent to the licence-holder's property.**

The building comprising our three conjoined garages is an example of encroachment on inferior non-adjacent land. The site lies across the end of the Ngaio Road cul de sac on a small block of land that is confined to less than the width of the road, allowing for drainage either side, as it is at the bottom of a steep gully. It is also confined to a shallow depth, being positioned in front of a crib wall with the gully closing behind it. This small area is clearly inadequate and unsuitable for housing and is not required for pedestrian access to any existing house.

Its use for three small garages, however, provides three extra off-street car parks that require no driveway space as they abut the cul-de-**sac's turning circle and together with the yellow** road markings encourage respect for it. This is important as many Ngaio Rd residents turn there while leaving their parking location or returning to it

We licensees maintain the encroachment area around the garages which would otherwise fall to the WCC. This includes compensating **for the fact that the council's gutter sweeper cannot sweep as far as** the top of the cul de sac into which leaves from the whole area are blown by the prevailing wind. We join with other submitters who have pointed out that the maintenance of encroachment areas by

the licensees should also be taken into account by council when assessing encroachment rent.

Margaret Gordon

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]



**Respondent No:** 780

**Login:** Admin

**Responded At:** May 17, 2022 13:57:13 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** David Pannett
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Creative New Zealand
- Q5. **Are you a City Housing tenant?** not answered
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

[Redacted]

15 May 2022

[Redacted]

E te Koromatua, ngā Kaikaunihera mā, tēnā koutou katoa

**Submission to:** Wellington City Council—Te Kaunihera o Pōneke  
**Subject:** Mahere ā-tau Annual Plan 2022/23  
**From:** Creative New Zealand

1. Creative New Zealand welcomes the opportunity to make a submission on Wellington City Council’s Mahere ā-tau Annual Plan 2022/23, noting your alignment with and focus on your Long-term Plan (LTP) for 2021–2031.
2. Arts, culture and creativity are an important part of developing strong and prosperous cities, and cohesive and healthy communities. We encourage Council to continue to recognise the essential role arts and culture play in the wellbeing of Wellington’s residents as you make decisions for the future of the city.
3. The key contact person for matters relating to this submission is:

**Name:** David Pannett

[Redacted]  
[Redacted]  
[Redacted]

4. We do not wish to appear in person before Council in support of our submission.

**Key points**

5. **We commend Council’s ongoing commitment to supporting Wellington’s arts communities through the development and sign-off of Aho-Tini 2030.** We were so pleased to see a new team created to implement the delivery of this ambitious and enabling arts strategy. We encourage Council to ensure the Annual Plan 2022/23 includes tangible recognition of the vision and direction under Aho-Tini, and adequate resourcing to deliver to its aspirations.
6. **We congratulate Council on its achievements to date with the significant investment that’s gone into the city’s arts and culture infrastructure,** to ensure venues and community facilities are fit for purpose. The strengthening of the St James Theatre and the Town Hall, and development of Tākina, pop-up libraries, the temporary Royal New Zealand Ballet building and

[Redacted]

Waitohi Johnsonville Community Hub are all excellent examples of this investment in built infrastructure. We encourage you to continue this mahi, as access to arts spaces is still a key challenge for the arts sector.

7. **As Council evaluates further venue upgrades, we encourage you to explore how you might enable greater access to spaces for arts communities to make, rehearse and perform their work.** Beyond the current venue developments underway, there's increasing need for accessible and affordable spaces where artists and practitioners can share their work with audiences.
8. **We strongly support Council's commitment to reopen the Central Library.** A modern, fit-for-purpose library that is centrally located is an essential part of a vibrant, prosperous and inclusive city. We encourage Council to deliver a facility and services that are ambitious and progressive.
9. With the success and high visitor numbers at the pop-up libraries Council has established across the central city, Council may also wish to consider whether there's value in retaining pop-ups in addition to the central location, enabling a networked approach to access to library hubs.
10. We note priority objectives within the Annual Plan 2022/23 include two big issues focused on social housing procurement and the future of the Southern Landfill. As connectors, activators and innovators, **arts communities are uniquely positioned to help Council communicate and deliver on these projects.**

### **Long-term Plan 2021–2031**

#### *Community Outcomes and Priority Objectives*

11. It's great to see Council's community outcomes aligned with the four wellbeings, including specific community outcome for cultural wellbeing. Aho-Tini 2030 is an important step towards delivering to this outcome of 'an innovative, inclusive and creative city'.
12. As noted earlier, arts communities are well-placed partners to help Council deliver wellbeing outcomes to Wellington's diverse communities. We encourage Council to also recognise the strong contribution investment in arts and culture makes to all four wellbeings. Artistic and cultural activity attracts investment, creates cohesive and connected communities and can contribute to finding innovative solutions to climate challenges, cycleway design, urban development and placemaking, for example.
13. It's encouraging to see specific mention made of arts and culture through the objective: 'the city has resilient and fit-for-purpose community, creative and cultural spaces'. These facilities not only provide vital space for arts communities to make, share and present their work, but they also foster knowledge, inquiry and creativity. They are a key vehicle through which Council can support the social, cultural, economic and environmental wellbeing of communities.
14. We welcome Council's commitment to strong partnerships with mana whenua as another of the LTP's priority objectives. As one of its principles, partnership is essential for upholding Te Tiriti o Waitangi, and for delivering Council's vision of becoming bilingual by 2040.

### *Central Library*

15. We are excited by Council prioritising the reopening of Te Matapihi Central Library. A modern, fit-for-purpose library that is centrally located is an essential part of a vibrant, prosperous and inclusive city.
16. The reactivation of the Te Matapihi space also provides a unique opportunity for Council to think about how it might develop and enable Wellington's strong literary community, and provide spaces that are accessible to arts communities. We encourage Council to consider:
  - how it might continue working with the literary community to progress the development of a Literary Hub – this Hub could be an opportunity to share resources, amplify Wellington's reading and writing communities, and develop the library into a central home for reading and literature
  - whether it could partner with the literary community to programme and activate the space through projects, events and residencies
  - whether there's an opportunity to work with mana whenua to identify how the library can grow the broader public's understanding of, and engagement with, local stories and histories, mātauranga Māori and te reo Māori
  - how to ensure library facilities include spaces that are accessible to artists and community-based arts groups, where they can make and present their work to audiences.

### *Community Infrastructure Investments*

17. We welcome Council's recognition of the need to invest in community infrastructure to support residents as the city grows. We encourage Council to ensure arts communities are well engaged throughout the development of Council's spatial plan, which may change the mix of community assets.
18. Reviewing community infrastructure investment is also an opportunity to activate focus area three of Aho-Tini 2030, 'Aho Whenua – our city as a stage'. We encourage Council to consider:
  - the importance of communities having opportunities for face-to-face connection, particularly for building social cohesion and bridging differences, and especially so within our new COVID landscape where social isolation can be a significant barrier to greater wellbeing
  - the location of services and facilities, to ensure they're accessible to the communities they intend to serve – acknowledging the city centre focus but also the networked approach to enabling community-based services and facilities in Wellington's suburbs
  - how any leasing or partnership arrangements may result in changes to the costs of using facilities (since smaller community-based arts groups and organisations would likely struggle to keep up with cost increases)
  - whether any of the new spaces developed could support arts communities by providing spaces where they can make and present their work to audiences
  - whether any former spaces that Council may look to deploy or redevelop could be repurposed to provide vital space for arts communities to make, share and present their work.

### *Venues Strengthening and Upgrades*

19. It's positive to see work continuing on the St James Theatre and the Town Hall. The availability of these venues will have a significant impact on the arts sector once completed. They provide high-quality spaces that can grow and develop audiences, attract investment, increase economic activity and further strengthen the city's tourism offering.
20. We welcome Council's continued planning to determine which other venues also require upgrades, and encourage Council to work closely with arts communities to ensure any developments or upgrades are in line with the needs of those who use the facilities. It's so important to ensure that these venues are affordable both to arts organisations and groups, as well as to the new and diverse audiences that they and the city wish to attract.

### **Statements of Service Provision**

#### *Rangapū Māori/Mana Whenua – Māori and mana whenua partnerships*

21. We strongly support Council's focus on further developing and strengthening partnerships with Māori and mana whenua. In addition to ensuring that community events and engagements incorporate a Māori cultural perspective for the city, we encourage Council to consider how it might also support a 'by Māori, for Māori' approach to community events.

#### *Whakatairanga Tāone / Tautoko ā Pākihi – City promotions and business support*

22. We encourage Council to continue providing support for high-quality arts and cultural events, and to work closely with arts communities in the design and delivery of these events to uphold Wellington's reputation as the Creative Capital.

#### *Ngohe Toi, Ahurea Hoki – Arts and cultural activities*

23. We welcome the implementation of the Aho-Tini 2030 strategy and applaud Council's leadership and ongoing commitment to supporting Wellington's arts communities. We urge Council to consider two main areas.
  - How will Council partner and collaborate with arts communities to deliver the Strategy? (ie, what will be delivered by Council, what could be commissioned or contracted and what could be delivered by partners? How can Council use the strategy as a mechanism for supporting and enabling existing and new work?).
  - What additional resource will be needed to deliver to the Strategy's focus areas (eg, whether funding provision for core work and operational support is able to support the people and pathways focus areas?).

#### *Tautoko Hāpori – Community Support*

24. We encourage Council to consider whether there's an opportunity to involve arts communities in the Te Kainga programme for housing (ie, how might this programme support the city to retain talent by providing space for creative practitioners to live and work?). We strongly encourage Council to involve and consider arts communities in its work on city housing provision and proactive development.
25. There's a large number of community facility upgrades proposed over the next 10 years. Again, we encourage Council to work closely with arts communities to consider how these facilities might provide vital spaces to make and present work, and how arts communities might help Council to deliver wellbeing outcomes to the wider community through these facilities.

### **Creative New Zealand's interest in the arts in Wellington**

26. Creative New Zealand is the national arts development agency of Aotearoa New Zealand, responsible for delivering government support for the arts. We're an autonomous Crown entity, continued under the Arts Council of New Zealand Toi Aotearoa Act 2014. Our legislative purpose is to encourage, promote, and support the arts in New Zealand for the benefit of all New Zealanders.
27. We recognise the vital importance of Wellington to the arts in New Zealand. For arts that are delivered in Wellington specifically, we provided **\$12.943 million** of direct financial support in 2020/21. Our overall support includes the funding of individual arts projects as well as over 17 significant Wellington-based arts organisations and programmes. These include theatre companies, festivals, art galleries, dance companies, publishers and residencies.
28. Under the Creative Communities Scheme, we also fund territorial authorities directly to support local arts activities. In 2020/21, funding provided to Wellington City Council under the Scheme totalled **\$144,780**, with an additional top-up of **\$24,617** from Manatū Taonga Ministry for Culture & Heritage.
29. Thank you again for the opportunity to comment. You are doing significant and meaningful work. Please feel free to contact us if you have any questions or if you wish to discuss this submission further (contact details for the team are at the start of the submission).

Ngā mihi rārau ki a koutou katoa, nā

David Pannett

[REDACTED]  
[REDACTED]



**Respondent No:** 781

**Login:** Admin

**Responded At:** May 17, 2022 14:34:19 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. **Full name:** Sheryl Davidson, Chair, Submitting for owners listed in final comment

Q2. **Phone number:** In final comment

Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation

Q4. **Please name your organisation** Trinity Building Body Corporate

Q5. **Are you a City Housing tenant?** No

Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer

Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No

Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered

Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered

Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered

Q11. **Are there comments you would like to make about the changes to city housing options?**

not answered

Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered

Q13. **Are there comments you would like to make about the landfill options?**

not answered

Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

The owners of units in the Trinity Building, listed in the attachment, object to the arbitrary 100% increase proposed for encroachment fees. There is no coherent rationale for the increase and it breaches current Council policy, as set out below. A. It is stated in the consultation material that the increase of encroachment fees will support management of the general rate increase. However, it will only offset 0.4% of the proposed rates rise. This does not justify a sudden, arbitrary doubling of the fees. B. The Council's Revenue and Financing Policy that was confirmed in 2021 states that user charges, which according to the material for this consultation include encroachment fees, will be increased by the rate of inflation. The 2021 policy restated the 2011 Road Encroachment and Sale Policy, which more specifically says, "Residential annual rental fees will be adjusted annually according to Consumer Price Index changes". A 100% increase in encroachment fees is not in line with inflation/CPI. An annual increase by the rate of CPI over the years 2012 to now would have resulted in current encroachment fees being only 22.2% higher than in 2011. C. We note the 2011 policy also states that fees will be "reviewed every three years by the Council as part of its long-term planning process", which "will take into consideration the latest relevant rateable land values for residential properties". Rateable values have increased substantially since 2011 but they did not double from one year to the next. Neither should the encroachment fees. Submitters attached

Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

██  
██  
██  
██

### 19 College Street (Trinity Building) Submission – list of individual submitters

The 19 College Street (Trinity Building) Submission is made by the following individuals.

For the purposes of assessing levels of support/opposition to the Council’s proposals, please consider the 19 College Street (Trinity Building) Submission as if it had been made by each individual listed below – not as at a single submission.

	Name	Unit owned	Email address for any correspondence about this submission <b>Private information</b>	Phone number <b>Private info</b>
1	Helen Morgan-Banda			
2	Raghavan Vinjimoore, as Director of Vishnu Investments Limited			
3	Peter McMenamin			6
4	Kristy Haslam			
5	Sherie Yim			
6	Tanya Hurley			
7	Amy Whiterod			
8	Edward Lee			
9	David Moon			
10	Helen Barber			
11	Brian Barratt			
12	Cheryl Melrose			
13	Jordan Mills			
14	Peter Foster			
15	Judith Roberts			
16	Dave Fowler			
17	Ravi Kona			
18	Sue Brown			
19	Stephanie Butler			
20	John Middleton			
21	Ray Fairbairn			
22	Jack Poutsma, as Director of Lisner Trustee Ltd			
23	Raquel Roncero			
24	Michelle Beale			
25	LD McLean			
26	Pauline Chin			
27	Marcus School			
28	Jennifer School			
29	Dennis Emery			
30	Analee Emery			0221374460
31	Penny McDonald			
32	Jason McDonald			
33	Sheryl Davidson			
34	Peter Roberts			
35	David Lightfoot			



**Respondent No:** 782

**Login:** Admin

**Responded At:** May 17, 2022 14:37:51 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Annika Philipp
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I am writing in strong opposition to the increase in encroachment fees. The benefits of encroachments to Wellington City Council, residents, and emergency services: There are many benefits to residents building into otherwise unused land. Each encroachment is adding value to the city, making Wellington safer in the process. For example, a recent article in RNZ where some residents have built garages/car-pads on Wellington's narrow Sar Street. The specific quote is from resident, Melinda Barstow: "The footpath was often blocked by illegally parked cars. It becomes a nightmare. A few years ago one of the houses actually caught fire and the fire brigade couldn't actually get up to them because of the commuter traffic blocking the road because the road is so narrow." This is a massive risk to residents of Sar Street, and there are many other streets like it in Wellington. The clearer the Wellington roads are, the better. To ensure safety and assist in enabling emergency services to reach their destination unimpeded, the council should be encouraging garages/car-pads to be built where appropriate, ensuring any compliance process is both speedy, efficient, and minimal-cost. Considering the benefits to WCC and emergency services, doubling the road encroachment fees would be counterproductive as any increase in compliance cost would disincentivise safety improvements such as building garages/car-ports Any encroachment fees should be sufficient to cover administration costs of the system to avoid drawing on the general rates pool, but not exist as a revenue gathering exercise to add to the general rates pool. The full RNZ article is here: <https://www.rnz.co.nz/news/national/467026/fee-hike-for-land-of-no-use-to-anyone-else-angers-wellingtonians> Reducing costs to WCC My understanding is that it's the role of WCC to maintain un-leased road-reserve by clearing overgrowth, etc. Incentivising residents to build garages/car-ports on otherwise unused road-reserve land reduces any potential maintenance burden to WCC, enabling those rate-payer funds to be put to better use. The doubling of encroachment fees is a massive disincentive. Wellington's cost of living crisis We already have a cost of living crisis in NZ. Mortgage rates are soaring, and Wellington is one of the most expensive cities in the world to live in. WCC rates have already been increased well beyond the CPI in the last year. In addition to struggling owner-occupiers, increasing encroachment fees in addition to the latest increase in rates is going to be passed onto any tenants, many of whom are already struggling. Wellington residents are already struggling. Many of my young friends are choosing to leave Wellington, and start families in more affordable parts of the country, such as Christchurch, and many are moving overseas where the cost of living is cheaper in general. Wellington is at risk of decline. Please rescind the proposed road encroachment increase for the good of Wellington.

**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

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not answered



**Respondent No:** 783

**Login:** Admin

**Responded At:** May 17, 2022 14:39:45 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Matthew Peter Button
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I am a Wellington City Council ratepayer
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Do not support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I oppose the proposed budget

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I am writing in strong opposition to the increase in encroachment fees. The benefits of encroachments to Wellington City Council, residents, and emergency services: There are many benefits to residents building into otherwise unused land. Each encroachment is adding value to the city, making Wellington safer in the process. For example, a recent article in RNZ where some residents have built garages/car-pads on Wellington's narrow Sar Street. The specific quote is from resident, Melinda Barstow: "The footpath was often blocked by illegally parked cars. It becomes a nightmare. A few years ago one of the houses actually caught fire and the fire brigade couldn't actually get up to them because of the commuter traffic blocking the road because the road is so narrow." This is a massive risk to residents of Sar Street, and there are many other streets like it in Wellington. The clearer the Wellington roads are, the better. To ensure safety and assist in enabling emergency services to reach their destination unimpeded, the council should be encouraging garages/car-pads to be built where appropriate, ensuring any compliance process is both speedy, efficient, and minimal-cost. Considering the benefits to WCC and emergency services, doubling the road encroachment fees would be counterproductive as any increase in compliance cost would disincentivise safety improvements such as building garages/car-ports Any encroachment fees should be sufficient to cover administration costs of the system to avoid drawing on the general rates pool, but not exist as a revenue gathering exercise to add to the general rates pool. The full RNZ article is here: <https://www.rnz.co.nz/news/national/467026/fee-hike-for-land-of-no-use-to-anyone-else-angers-wellingtonians> Reducing costs to WCC My understanding is that it's the role of WCC to maintain un-leased road-reserve by clearing overgrowth, etc. Incentivising residents to build garages/car-ports on otherwise unused road-reserve land reduces any potential maintenance burden to WCC, enabling those rate-payer funds to be put to better use. The doubling of encroachment fees is a massive disincentive. Wellington's cost of living crisis We already have a cost of living crisis in NZ. Mortgage rates are soaring, and Wellington is one of the most expensive cities in the world to live in. WCC rates have already been increased well beyond the CPI in the last year. In addition to struggling owner-occupiers, increasing encroachment fees in addition to the latest increase in rates is going to be passed onto any tenants, many of whom are already struggling. Wellington residents are already struggling. Many of my young friends are choosing to leave Wellington, and start families in more affordable parts of the country, such as Christchurch, and many are moving overseas where the cost of living is cheaper in general. Wellington is at risk of decline. Please rescind the proposed road encroachment increase for the good of Wellington.

**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

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not answered



**Respondent No:** 784

**Login:** Admin

**Responded At:** May 17, 2022 14:57:20 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Ramil Ahikari
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Organisation
Q4. <b>Please name your organisation</b>	Public Health Association
Q5. <b>Are you a City Housing tenant?</b>	No
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Establish a Community Housing Provider
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	Option B: Leasehold CHP with broad responsibilities
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	Community Trust
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



[REDACTED]

[REDACTED]

14 May 2022

## Submission to Wellington City Council on the Future of Wellington's Council Housing

Thank you for the opportunity to provide public health input into the development of the Wellington City Council's Long-Term Plan, Issue 1: The Future of Wellington's Council Housing. We endorse the more detailed submission made by University of Otago's Housing and Health Unit, He Kainga Ora, and provide our own comments below.

### Housing is a key determinant of health

We acknowledge WCC for its role as a significant provider of social housing in our city. We note that housing is a key determinant of health for the Wellington population (Bravemen et al, 2011; Ingham et al. 2019). The provision of social housing reduces health problems and hospitalisation of people in acute housing need (Baker et al, 2010), and therefore it is essential that the availability of social housing in our city is maintained (and ideally expanded).

### Question 1: Would you prefer the Council fund City Housing by increasing rates and borrowing or by setting up an independent Community Housing Provider (E.g. a Housing Trust)?

We support Option B: WCC sets up a Community Housing Provider. This option will make the local provision of social housing more financially sustainable for the provider and more affordable for tenants since it will enable access to Central Government's Income Related Rent Subsidy (IRRS) scheme for new eligible tenants. In terms of governance arrangements, we support the establishment of a not-for-profit Housing Trust, with the Trust Deed focused on community benefit and public health benefit as its purpose. It is essential that the Trust Board has mana whenua representation, and representation from social housing tenants.

### Question 2: If we did set up an independent Community Housing Provider (CHP), which option do you support?

We support Option B: Lease to CHP, with CHP managing tenancies and most maintenance. Retaining public ownership of WCC's social housing stock is an essential protective public health and equity measure.

Nāku noa, nā

Ramil Adhikari

Chairperson

Wellington Branch

Public Health Association of New Zealand

### **About the Public Health Association (PHA)**

The Public Health Association (PHA) is a national membership association with a commitment to health for all. Public health focuses on promoting good health and preventing illness in communities and populations. The Wellington Branch has about 90 members who work in the public, private and not for profit sectors and collectively hold a high level of expertise on issues that affect wellbeing.

Our vision: health equity in Aotearoa  
Hauora mo te katoa – oranga mo te Ao

### **References**

- Baker, M., Zhang, J., & Howden-Chapman, P. (2010). Health Impacts of Social Housing: Hospitalisations in Housing New Zealand Applicants and Tenants, 2003-2008 (pp. 2003–2008). Wellington. Retrieved from <http://www.healthyhousing.org.nz/wp-content/uploads/2010/07/Microsoft-Word-Health-Impacts-of-Social-Housing-June-2010-FINAL1.pdf>
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- Ingham T, Keall M, Jones B, et al. (2019) Damp mouldy housing and early childhood hospital admissions for acute respiratory infection: a case control study. *Thorax*.74(9):849-857. <https://pubmed.ncbi.nlm.nih.gov/31413146/>



**Respondent No:** 785

**Login:** Admin

**Responded At:** May 17, 2022 14:59:11 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Justine Brooker
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
<p data-bbox="146 896 1444 974"><b>Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b></p> <p data-bbox="191 996 1444 1523">Kia ora members of the Wellington City Council, I do not agree with the proposed change to have an “interim measure” fee increase from 1 July 2022 at the rate outlined. It is insensitive in this economic climate to apply a blanket fee increase. Notifying homeowners only three months before such a big proposed increase is very unreasonable. My partner and I only lease a small area of road encroachment now (19m2) but this means our fee would change from \$291.27 to \$582.54. That is a lot of extra money we were not expecting to need to find at such short notice. We have a fence and retaining wall on this area of land, built by the original owners, so it's not as if we could remove it quickly in order to avoid paying the increased lease fee. Many others will be in similar situations. A huge number of first homeowners are struggling with the effects of the COVID-19 pandemic and massively increasing cost of living, Wellington is an expensive city to live in. It would also not be a surprise if a number of landlords passed an increase in encroachment fees onto their tenants via yet another rent increase. Especially considering that if the proposed change in the 2024/33 Long Term Plan goes ahead, the fees would be based on the land valuation, meaning some people will be paying significantly less than others for the same amount of land. I am in full support of basing the fees on individual rateable land value of the adjoining property. Thank you for taking the time to read my submission, I hope you can give it some serious consideration.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 786

**Login:** Admin

**Responded At:** May 17, 2022 15:00:17 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	Michael Szabo
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	New landfill on top of the existing landfill (piggyback option)

**Q13. Are there comments you would like to make about the landfill options?**

I support Option A: New landfill on top of existing landfill (piggyback option). I strongly oppose Option B, and I oppose Option C. I strongly oppose so-called 'waste-to-energy' incineration because it removes incentivises waste generation, produces toxic emissions to air, and produces intractable residual toxic ash that requires further disposal. As such, it is not a sustainable solution, nor does it contribute to a genuine circular economy. In fact, the opposite is true; its use would make the situation worse. It also generates relatively small quantities of electricity. Nor is it necessary to generate additional electricity. There are better, cleaner, and cheaper ways to do so such as wind and solar. Incinerating municipal solid waste

does not make it disappear. Burning it creates large quantities of intractable toxic ash waste and toxic emissions to air. Chimney stack filters do not capture all of the toxic pollutants, nor the carbon emissions. Filter systems clog up with toxic pollutants that require further disposal, and then the filters themselves need to be endlessly replaced. Toxic pollutants from waste incineration include cancer-causing dioxins and toxic components and additives in various parts of the waste stream. For example, many plastics contain toxic metal additives such as lead, mercury, cadmium and chromium ([https://www.researchgate.net/publication/351804936\\_Hazardous\\_metal\\_additives\\_in\\_plastics\\_and\\_their\\_environmental\\_impacts](https://www.researchgate.net/publication/351804936_Hazardous_metal_additives_in_plastics_and_their_environmental_impacts)). In 2001 Aotearoa has signed the Stockholm Convention on Persistent Organic Pollutants (POPs), which has a goal of eliminating emissions of POPs, including dioxins. Aotearoa subsequently ratified the Convention in 2004. Dioxins are covered by the Stockholm Convention because they are highly toxic and can cause cancer, reproductive and developmental problems, damage to the immune system, and can interfere with hormones, according to the US Environmental Protection Agency (<https://www.epa.gov/dioxin/learn-about-dioxin>). A 2012 study entitled “Dioxin (TCDD) induces epigenetic transgenerational inheritance of adult onset disease and sperm epimutations” by Professor Michael Skinner and others at the Center for Reproductive Biology in the Department of Biological Sciences at Washington State University (WSU), funded in part by the US National Institute of Environmental Health Sciences (NIEHS), found that dioxin affects not only the health of an exposed rat, but also unexposed descendants through a mechanism of epigenetic transgenerational inheritance (<https://factor.niehs.nih.gov/2012/11/science-dioxin/index.htm>). This means that dioxin pollution from waste incineration has the potential to indirectly damage the genetic health of exposed workers and communities, including mana whenua. Waste incineration is identified by the Stockholm Convention as a key source of dioxin. At the moment there are no waste-to-energy incineration factories operating in Aotearoa. A ‘waste-to-energy’ incineration factory using coal as a feeder fuel was proposed by Olivine Ltd at Meremere in the Waikato in 1998 but failed to gain a resource consent from Waikato Regional Council. It faced widespread public opposition and did not proceed (<https://www.nzherald.co.nz/nz/plan-junked-for-power-plant-fired-by-rubbish/6JJFFIZ36CACCVLOSIXYUI5FCM/>). Another one was proposed in Buller on the West Coast in 2018 by China Tianying Inc and REL, which also intended to use coal as the feeder fuel (<https://www.mbie.govt.nz/dmsdocument/11502-response-to-the-internal-review-of-the-waste-to-energy-project-pdf>). The proposal was withdrawn in 2019 due to public opposition (<https://www.stuff.co.nz/national/111782266/why-did-west-coast-plans-for-a-wastetoenergy-plant-fail>). Emissions to air from waste incinerators contain ‘invisible’ pollutants like dioxins that are highly toxic and can cause cancer, reproductive and developmental problems, damage to the immune system, and can interfere with hormones. These are ‘forever chemicals’ that persist in the environment and our bodies, and are very difficult and costly to ‘clean up’. Incinerating large quantities of municipal solid waste requires a combustible ‘feeder fuel’ to get the waste to burn because much municipal solid waste is moist or wet (i.e. food scraps, garden wastes, used nappies etc), or wet from standing in the rain prior to collection. Using coal as a feeder fuel would result in large additional carbon emissions to air and more intractable ash contaminated with dioxins that requires further disposal. Waste-to-energy incineration factories are also very expensive and take years to build, but only support a small number of jobs once they start-up. Waste reduction systems and resource recovery infrastructure such as zero waste hubs are better, more cost-effective options that create more jobs (<https://www.downtoearth.org.in/news/waste/zero-waste-systems-can-create-thousands-of-jobs-across-world-study-75577>). They also help to create a genuine circular economy, not a toxic polluting one that exposes workers inside the factory to dioxins (<https://pubmed.ncbi.nlm.nih.gov/12916746/>). In my view as a local resident and ratepayer, it is better for the council to invest funds in proven ways of reducing municipal and commercial wastes, in genuine zero waste and recycling systems (ie, paper, cardboard, aluminium, steel, glass), and municipal composting systems. Landfills should only be a transitional method of disposal of the residual waste stream. For example, the city of San Francisco has diverted 80% of solid waste going to landfills since 2009 by requiring all businesses and residents to sort their waste into recyclables, compostables, and residual waste. If they can do this in San Francisco, why not here in Aotearoa? (<https://www.epa.gov/transforming-waste-tool/zero-waste-case-study-san-francisco>). Waste-to-energy incineration also undermines efforts to reduce solid waste and cut carbon emissions to air by creating an unhealthy incentive for more solid waste to be produced to constantly keep ‘feeding the monster’ of waste incineration.

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**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

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Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 787

**Login:** Admin

**Responded At:** May 17, 2022 15:14:34 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Karyn Burgess
- 
- Q2. **Phone number:** ■
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Greater Wellington Regional Council
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** not answered

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

---

Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]

## By email

12 May 2022

[REDACTED]

Tēnā koutou

### Submission on Mahere ā-tau Annual Plan 2022/23

Thank you for the opportunity to provide feedback on Mahere ā-tau Annual Plan 2022/23.

Greater Wellington Regional Council (GW) wishes to support the submission of Toimata Foundation on the 2022/2023 Wellington City Council (WCC) Proposed Annual Plan. We are requesting that you both improve the security and increase the amount of funding provided to Toimata Foundation for the provision of an Enviroschools network in Te Whanganui-a-Tara.

To meet existing demand and allow for future growth, Toimata Foundation are seeking \$160,000 from WCC this financial year. There is significant unmet demand in Te Whanganui-a-Tara from schools and early childhood centres (ECEs) who wish to be part of the Enviroschools network and commit to sustainability. Half of the 41 schools registered as part of the network are not receiving active facilitation due to insufficient funding. A further 15 schools have made enquiries in the last 18 months about joining the network.

We also request a change in the way WCC provides funding for Enviroschools to a secure, long-term commitment. Currently Toimata Foundation applies to a contestable fund every three years. This requires significant effort spent on reapplying and describing the value of the network. The long-term relationships that Enviroschools Community Facilitators develop with schools and ECEs are a core reason for the success of the programme and maintaining those long-term relationships requires sufficient, secure funding. Ongoing security of funding supports the recruitment and retention of skilled people to carry out the Community Facilitator roles.

Supporting the Enviroschools network is a collaborative effort between Toimata Foundation, schools, ECEs, mana whenua, councils, and other organisations across the region. Councils have a critical role to play which is recognised in our Regional Statement of Collaboration. Representatives from each council across the region agreed to the following three ways of working together:

- Work together in flexible, high-trust relationships that support a collaborative approach
- Support innovation in the ways the Enviroschools kaupapa is shared with and supported in our local communities

[REDACTED]

- Explore ways to grow the regional reach of the Enviroschools approach and to foster the depth of practice across the Enviroschools Network

To support these ways of working, GW has recently increased our investment and improved job security in the Enviroschools team by creating two permanent positions for Enviroschools regional leadership and coordination within GW. This is in addition to providing office space, vehicle use and other in-kind support to the wider Enviroschools Te Upoko o te Ika team whose roles are funded by territorial authorities.

GW also acknowledges the value that the Enviroschools Network brings to other environmental education programmes in the community. Enviroschools helps schools to develop and maintain their holistic sustainability journey. This adds significant value to other programmes that schools are participating in by providing a framework and facilitated support to embed sustainability learning into the school's practices and programmes.

The Enviroschools kaupapa helps to weave together the joint responsibilities of GW and WCC within the communities we serve. We are proud of our work alongside WCC and Toimata to create a resilient and sustainable future. To grow the Enviroschools network and enhance depth of practice, we encourage WCC to join us in providing long term and sufficient funding for the Enviroschools network in Te Whanganui-a-Tara.

Ngā mihi,



**Nigel Corry**  
Chief Executive



**Respondent No:** 788

**Login:** Admin

**Responded At:** May 17, 2022 15:19:27 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Mary Isabelle Nairn Prangnell
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** not answered
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

I object to being charged an encroachment fee and to any increases in fees. I bought the property nearly 4 years ago and to be told I had to pay an encroachment fee for the frontage at 1 tanui cres. The person at WCC said even if I took out the huge gnarley old hedge that was growing halfway across the footpath, I would still be charged,. I gave in and removed the hedge at my expense and decided to use the good soil under the old hedge to plant a new garden for the community to enjoy and make use of the footpath again. Now dog walkers and children walk and compliment on the pleasure it is to walk past the property. I object to being penalised for enhancing the frontage of this property for the communitys pleasure by being charged an encroachment fee and its increases. Neighbours with similar properties do not pay this fee. Please explain why I am pay an encroachment fee when neighbouring properties dont. People walking past say they will be very dissapointed to see the garden go but is this my only option to avoid the fee?

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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

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**Respondent No:** 789

**Login:** Admin

**Responded At:** May 17, 2022 15:21:33 pm

**Last Seen:** May 18, 2022 03:45:45 am

Q1. <b>Full name:</b>	P J & H L Carmody
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	not answered
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	not answered
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	not answered
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	not answered
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	not answered
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	not answered
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	not answered

Q15. **Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

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Q16. **A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

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Q17. **Increasing encroachment licence fees to better reflect their value** Do not support

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Q18. **Additional funding for a full upgrade to Khandallah summer pool** not answered

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Q19. **Removal of all library charges to remove barriers to accessing council libraries** not answered

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Q20. **Overall, do you support the proposed budget?** not answered

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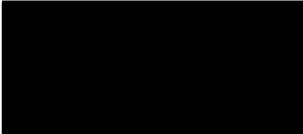
Q21. **Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

See attached

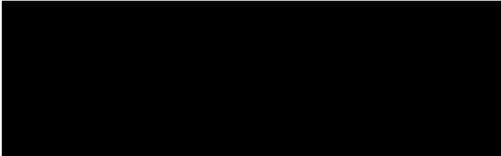
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Q22. **You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

[REDACTED]



12 May 2022

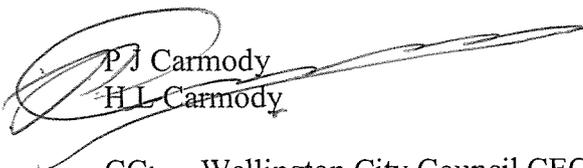


**Re: Consultation on the proposed changes to annual rental fees for road encroachment**

1. Your April 7<sup>th</sup> letter again approaches road reserves as if they are a Council asset when they are not (and never can be) in the normal sense of the word asset.
2. This topic was well canvassed in 1999, 2010 and 2012.
3. I enclose copies of my submissions dated:
  - August 4<sup>th</sup> 1999
  - August 3<sup>rd</sup> 2010
  - November 19<sup>th</sup> 2010
  - May 15<sup>th</sup> 2012
  - May 25<sup>th</sup> 2012
  - October 10<sup>th</sup> 2012 – to the Dom Post
4. The nub of this matter is that rates are set at Estimated Full Market Value (Efm) of each property including any utilising of part of the integral road reserve.
5. You cannot now be denying that! But by your action you are.
6. The so-called road encroachment for our single garage is identified in the legal description in both:
  - a. the Notice of Rating Valuation by Quotable Value Limited; and
  - b. the Wellington City Council Rates Assessment Notice.

7. There is no carve-out provision for the value of the garage attracting an additional charge, but the garage use value certainly is in the calculation of the value on which the rate is set. It cannot be any other way.
8. So what is Estimated Full Market Value taking into account if not the full utility value of the entire property?
9. This was the Council's desire when it changed the rating basis from unimproved land value to capital value. There was no licence fee for a garage.
10. Capital value morphed into Efm very easily – and that was all about Council keeping up with capturing inflation revenue, and included in that, obviously (to most), the matter of fairness. The more valuable properties attract more rates. You are trying to deny that reality as well.
11. The reality is that permitted use of road reserve is included in any valuation for rates, and people with jobs in the Council are trying to charge us twice.
12. You write that “the Road Encroachment and Sale Policy ... does not reflect the significantly increased land value over this (10 year) period.”
13. In there you show the confused thinking by mixing encroachment and sale.
14. Sale that expands a section (if buildable) is an entirely different larger matter – that ought to be obvious. So how have you muddled them?
15. The evidence Council has given is that this topic has been the “plaything” for some “administrators” who have wanted to expand it and make it more important for the sake of their jobs, whereas everything about valuation says the utility value of having a garage even though it is on Road Reserve is included in the property's capital value (which is Efm) for rating purposes.
16. You are setting out to charge us twice! It is past time the Council sought a judicial review with valuation/investment expertise.
17. As a result of previous argument between property owners and Council staff this matter was reluctantly settled at a fee level which was increasable again reluctantly and not relevantly, by the CPI.

18. What you are now doing is making a very large percentage leap on the back of immense Central Bank money supply flooding to save economies from collapsing into a severe depression. The effect that has flowed through to house values and other prices will in time be seen as an aberration mostly because many other factors in economies come into play – such as supply-chain disruption effect on building costs.
19. You people are being utterly irresponsible in trying to reach into that and fuel inflation by increasing costs without any equivalent value being given. That's what inflation is. The Wellington City Council's culture is a leader in causing inflation and despite your titles there is little understanding and no research gone into this grab for more cash.



P.J. Carmody

~~H.L. Carmody~~

CC: Wellington City Council CEO  
Wellington City Councillors

Wellingtonian 24-5-12.

# Encroachment fees 'a farce' – residents

By JULIA HOLLINGSWORTH

Mt Victoria homeowners are angry they are being unfairly hit with increased fees for garages and decks that creep on to council land.

Wellington City Council's draft long-term plan, which sets out its priorities for the next 10 years, proposes to change encroachment fees from a flat rate to one based on each suburb's land value.

Mt Victoria and Mt Cook will be in the top bracket, at \$30 per square metre. Other high-income suburbs, such as Wadestown, Khandallah, Karori and Ngaio, are likely to cost between \$12 and \$15 per square metre.

Mt Victoria Residents' Association president Elaine Hampton said she thought grouping fees by suburb was "lazy", and the process was "a farce".

"If I had a road reserve in Mt Victoria, I'd be very miffed if I thought I had to pay more than Bill English [who lives in Karori].

"In Karori, it's \$12 per square metre whether they live in a mansion or a hovel."

She said it seemed statistics had been used in an artful man-



Ian McKinnon

ner to provide a preset result.

"Is it really true that there are no high-value properties in Wadestown?"

Mrs Hampton said many older people who lived in Mt Victoria were not affluent, and it would probably be more equitable to base fees on the individual council valuation of the land and property.

She thought there weren't many land encroachments in the suburb.

There is currently a flat fee of \$11.48 per square metre for all suburbs.

According to the council, the

average size of an encroachment is about 20 square metres.

That means for the price of an average six by three metre garage, a Mt Victoria resident could end up paying around \$270 a year more than a Wadestown or Khandallah resident.

Deputy mayor Ian McKinnon said it was never easy to vote in favour of fee increases, but it was important there was fairness among ratepayers who were privately using public property, and those who were not.

He said an encroachment licence for exclusive parking could add up to \$35,000 to a property's value. "The intention is to make it fairer, because at the moment it is quite arbitrary irrespective of land values."

He would decide his view on the matter after the council had received all the submissions.

The maximum fee per year is set at 6 per cent of the land value. The proposed new rate equates to 3 per cent of Mt Cook's land value, and 2 per cent of Mt Victoria's.

About 6000 Wellington properties have land encroachments. Fees would come into effect on July 1.

28/6/12.

The proposal was defeated in a Council vote, as informed by Mr McKinnon.

COPY

25 May 2012

Cr. Ian Mckinnon

**Re: Road Reserve and Encroachment Fees**

I refer to your reported comments in The Wellingtonian of 24/05/2012. Copy attached.  
You have made it clear that **you do not understand these elements:**

1. The effect of change from **Unimproved valuation** to **Capital value** takes care of fairness through value differentials and therefore variable rates amounts charged.
2. That **Capital value has become by Council's determination, Estimated Full Market Value (E.F.M.V.)**.
3. That E.F.M.V. is structured around **utility value and prospect** - both of which are fully interactive to each other in the price someone will pay or has paid for their home.
4. That under E.F.M.V. any road frontage 'reserve' value is fully incorporated into **utility value and prospect**. That space in reality is inseparable from its section. Do you think it is separable? If so, try and show that.
5. To call frontage Road Reserve 'public property' illustrates a complete failure on your part to understand why and how that space arose at the road building time, and the practical needed effect of it for both the Council and the section buyers. Don't think any cost elements were not incorporated into the section price, or that the cost hasn't been carried forward and reflected in the price every time that property has been sold since – or that the new rates demand won't include that sale valuation. You need to get in touch with the realities.
6. To call frontage Road Reserve "public property" is to disclose a willingness to flop into loose use of words and slack definition to suit a pre-selected unreal view. Don't think frontage Road Reserve is separable from the section it was intended to give rise to. In practice the two are inseparable in valuation under the E.F.M.V. regimen.

7. Under unimproved value, a theoretical value separation was substantiable for as long as there were **no** improvements placed on the section. But that theoretical separable value never did equate to that space being 'Public Property' in any utility sense of the term. Public Property is the Town Belt, the Botanical Gardens, The Civic Square. The road is a public infrastructure utility. The sections frontage Road Reserve is not. And anyone unknown to the property owner attempting to use that space could in most cases be deemed to be up to no good. You are elevating and promoting what is in reality a fiction; and that is perverse in effect if not intention.
8. The rates are set on E.F.M.V and that value incorporates any **prospect aspect and full utility value** of frontage Road Reserve into it. And that is also true for the balconies in the front page photo of your April 2011 policy brochure.
9. Your average locality value fee proposal is a contrivance that has no basis whatsoever in "fairness" or valuation. Equitability is already fully built into the rates charged, by definition. How disingenuous can you people get?
10. Your "policy" rests on a false premise, complete ignorance of the rates basis change effect, and an intransigence about the realities of pricing. Council should drop the frontage Road Reserve use fee altogether, Council is already collecting rates on its full **prospect and utility value** and you cannot **show** it is not.
11. your policy proposal is about **double charging!** And you cannot show that it isn't.
12. The change to the rates basis changed everything, despite the blandishments at the time. **The encroachment fee had been established under the unimproved value of land basis for rating.** Why you people cannot see that it is now a double charge which ought to be dropped would only be explainable by a psychologist. It's got everything to do with a childish approach infiltrating the policy formation, a greed for fees anyway you can get them, and a mental block which keeps you looking at a fee because it's there, rather than thinking about what the changed rating reality is. It's a damning commentary on you people. More so that you've had more than thirty years to get your thinking in line with the facts of the effect of the rating basis changes to E.F.M.V.

13. I reject completely your \$35,000 figure as being due to the space rather than the interacting **prospect and utility** factors of the improvements on the pricing of properties.

It is unsubstantiable number dreaming on the part of you or someone who says what you would like them to say. If a garage or deck is built on road frontage reserve space, the cost of that improvement is added onto the E.F.M.V. setting the rates, and **extra rates are levied** annually on that capital asset cost. Any overall lift in the property value is because of the **increased utility value** gained from that expenditure. It is not attributable separately additionally to the Road Reserve space, that has already been counted into the property's rated estimated full market value. This is not an endless chicken or egg thinking situation. How many times do you expect people to pay for the **prospect and utility value** pertaining to the space they have sole occupancy rights to?

14. You also need to get used to the idea that the sale value if any of the frontage Road Reserve is not at all a simple extension of the guesstimated land content value in any property's E.F.M.V. for rating purpose. Under the rates change, Council's charges have increasingly integrated that space by real financial effect and **owners have sole occupancy rights!** Why can't you see that?
15. This subject is an iconic bureaucratic fester which Council has wasted an immense amount of people's time on, simply because Council's staff - ever changing and ever inexperienced and unable to grasp the realities keep bothering six thousand people about and asking them to do the thinking for Council; only for the reality and truth to be then put aside as too difficult for the transitory very expensive staff, but the issue's mirage is trotted out repeatedly with a change of Councillors and new staff grasping for more money. This is the fourth time since 1999 that we have been attacked by Council on this topic!
16. This topic is a serious irritation to anyone with Road Reserve space of any kind contiguous to their section and the fact that successive very expensive Council staff have lacked the clear sight and gumption to wipe it off the register is damming of the quality, worth, and value of **our** Council's very expensive senior staff and the C.E.O. Reality is out there. Business between ratepayers and their Council should not be about getting bogged or fleeced by figments of transitory staff's imaginings, lack of experience, lack of common sense, or their inhibitedness. **Get rid of it;** or change the rating basis back to unimproved land value.

17. You won't do that; so wake up! Get an understanding of the realities for those who have through no designs of their own ended up with a frontage Road Reserve and are already paying for it in their rates.

**P.J Carmody**

*CC Other Councillors and news papers  
Minister for Local Government*

P.S. My experience with Wellington City Council leads me to believe that you people have deliberately and calculatedly couched this farcical "consultation" on the fairness basis knowing full well that "fairness" in this is utterly irrelevant; but that "fairness" being an emotive word will gain instant support for you from anyone and everyone who knows nothing at all about the topic. You devious people don't want the rating change truth and effect analysed. You do not want to analyse the double charging.

I say devious because you have set out to construct and work a contrivance, and I've seen deviousness being worked so often by Council people with their agendas at your "consultations" that I find Council quite often repugnant.

As for your "consultation" time slots; you won't have been able to read and comprehend the content of this letter in five minutes or ten!

COPY



10 October 2012

The Editor

The Dominion Post

letters@dompost.co.nz

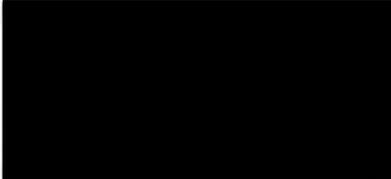
Wellington City Council's appetites for cash induces a twisted thinking – "How to pluck \$100,000 out of thin air" 4/10/12.

When Council approved the apartment plans it gave the balconies approval. The apartment developers and subsequent owners raise Council's rating income from the newly developed space exponentially. For the Council to claim after the development and sales events that a further encroachment charge is warranted is contrived nonsense which has consumed many hundreds of hours of written submissions and oral arguments. Those councillors (and staff) responsible are abusing ratepayers by their power of office. Without the apartments there's no rate income. Any balcony is an integral part of the capital asset for rating value purpose. The so-called encroachment space has no value whatsoever without its apartment. Therefore any theoretical added value of the balcony is already levied in the apartment value – which is these days an estimated full market value.

There is a minority cabal of intractably illogical people given appointments in the Council who are driving this overreaching grab for cash. Their thinking is couched in an irrelevant juvenile approach. This extra levy for balconies is something that property owners already paying very large rates ought to refuse to pay. It's a double charge. Councillors Pannett and Foster are not accepting that valuation facts alone be the basis of property taxes. They ought not be on the Council.

**P. J. Carmody**

COPY



Madam Mayor and Councillors

Re: Road Reserves

Now that the election has been settled, Road Reserves status, and notions hatched in the minds of the bureaucrats still need airing and dismissing.

It is eighty years since our section was subdivided and a Road Reserve margin was left-over after the road was formed. People in The Council ought to realise (a) that our Road Reserve is not needed for road, (b) that it is a left-over, (c) that the numbers relating to areas are only the product of reconciling the total surveyed area subdivided with the recorded titles issued and area used for road. The numbers have no other useful purpose. The numbers certainly don't create a separate asset such as your "Policy Advisor" has assumed

What has been proposed for our type of Road Reserve is essentially based on a gross distortion of the factual reality ; namely that the Road Reserve integral to our property is the same as a commercial asset and is completely separable in value and use terms from the section the Reserve attaches to. That is the crux and foundation of the matter. Can Council separate our Road Reserve frontage from our section in any practical way? Clearly, no!

So the matter is a legalism – a construct, or created notion which has relevance at the time of planning the subdivision but has had no relevance since. In fact, up until Council employees have taken to searching for ways to squeeze more revenue out of citizens to pay for Council's un-bridled costs and activities of fancy, Road Reserves have been shunned by the Council as a liability with respect to caring for them.

Can Council show that at the time of purchase of this property that the road frontage Reserve aspect had a use value to the property which was not reflected in the price paid? Can Council show that subsequent increased sale prices did not increase the rates Council subsequently charged for that use value under its rating valuation regimen?

My experience is that the answer to both those questions is no; and before the Council is entitled to view Road Reserves of our type as separate, it has to be demonstrated that its bureaucrats' decision to try and change the reality can be substantiated by normal market transactions.

When it comes to setting section and house values, does the Council's valuation arrangement rest upon what the market determines or not?

If any of you have bought a property such as ours at auction you will know that there is no apportionment of values for section, improvements and reserves. The price is one global price based on utility value, aesthetics and competition for it. There are no great un-built-on land expanses anywhere in this city from which an extrapolation of section prices separate from the value of the improvements can be made. The apportioning of those by the Government valuing agency is all hypothetical and relies almost entirely on desk-based comparisons which as we've seen from events in Christchurch can be rubbish. Not only that, the recent financial shaking of economies highlights for those who hadn't realised, that the weightiest factors in property pricing are money supply and future confidence factors.

What Council staff have hatched is nothing better than trying to construct a pretext to load-up citizens with more taxes when the utility value of the Road Reserve is already fully priced into the current rating valuation.

The truth is that many properties are now selling below Quotable Value's hypothetical valuations. Council is over-rating and should be chopping its expenditures accordingly. But those things that have shaken values down are indicative also that the two valuations idea for establishing sales of Road Reserves land is also just a desk-notion hypothesis with no basis in reality. No valuer can make a separation of the integral utility effect – it is nonsense to think otherwise – just as valuers have no valid quantification measures at all about money supply changes, causes, timing and effects. Number 31 Roseneath Terrace has been on the market. Ask Tommy's Real Estate how they got on. Compare that with Q.V's. rating value. It also has a large Road Reserve across its frontage.

If Council wishes to raise capital from the sale of Road Reserves it has to be on a negotiated willing buyer basis. The land owner already has an un-separable intrinsic utility use right by virtue of site ownership. The Council doesn't have an alternative use or alternative buyer right ever. All that Council can say it has, is a rating right on the entire property's value which as I've pointed out is un-apportioned and un-apportionable in market realities and facts of sale. So with no alternative use and no alternative buyer, and denial of care and maintenance liabilities being Council's reality, the paper apportionment thing about Road Reserves when they will never be required for roading, is very nearly complete fiction, and because you can't prove otherwise, you need to view it that way and change your sale policy ideas so that sales happen.

If Council staff insist on this fanciful construct they've set about building, our view is that the reality and fiction aspect of this issue must be subject to a proper hearing to establish a reality-based understanding in Council. You can't take our Road Reserve off us, nor can you deal with it in any usual sense of use of the word asset ; nor will you care for it in a maintenance sense, nor can you show its utility value to the property owner is not already fully rated. Nor has the matter got anything to do with "fair" to anyone else – that is a childish irrelevancy, a nonsense.

In short, the whole proposal is nothing better than a try-on to add another strata of income without calling it rates. As you have a cost / administration concern aspect, then that is also a Council construct. Any building / development on integral domestic road frontage Road Reserves ought to be no different from any normal permitting and supervision for standards – end of story! Any improvements on Road Reserves such as ours get added straight onto the property's utility value and therefore market value – and Council increases the rates. You can't show that Council's behaviour is anything different.

This issue has elements of job-creation, job-justification, cost loading, attempting to double bite the cherry and fabricating. The "policy" in our type of Road Reserve case is the product of someone not having experience with the realities – and an over-riding imagination.

Yours faithfully

P.J. Carmody

COPY

Dear Ms. Predergast,

**Re: Road Reserves**

Thank you for your 20<sup>th</sup> July response to my rushed 6<sup>th</sup> July submission.

1. Your supposed summary of my 6<sup>th</sup> of July submission doesn't acknowledge the crux of the issue: The failure of your proposal to recognise that if a frontage road-reserve is developed with garaging etc – and privacy “structures”, that enhances the property's value, and therefore the rates income to Council. If the road-reserve is left in the Council-abandoned state, the property value is downgraded; the rates are lower. The home-owners quality of life is also degraded.

Your proposals are counterproductive for everyone including Council. Where there's development Council gets paid more in rates.

You are on the wrong focus for development. The council's bureaucratic approach has always inhibited development and the current proposals will only exacerbate that. The only step forward Council has made is that reluctantly it now sees that some road reserves are not needed for road at all – never have and never will be. But, what Council has long done is try double-up charges! When the charge is small people just suck it in and pay. They haven't got the time and energy to fight. But what you now propose is not small. You are proposing an escalation of fees for greatly expanded open-ended claims that cannot stand justification. The arguments your policy proposal uses have false connections.

2. It is not only my belief that the value of our property and the full frontage of unused abandoned road reserve are inseparable, it is the universal approach to selling/purchasing value, and the rating, that confirms inseparability. Change that and you change the valuation basis and the rating basis.

3. I can speak from experience of buying and selling property in Wellington which has had road reserve implications. (Can your policy advisor?) Not all road reserve and section interfaces are the same – there are quite a few variations, but in our case we are talking about road reserve that is parallel to the formed road, across the entire frontage and which reserve is angled very deeply into the site. I know there are separate from any section road reserves, where a house owner some distance away has a garage. The two types are not similar.
4. When we bought this address, I was aware of the road reserve. However the two valuations paid no heed to it whatsoever because it was up until then treated as an integral, inseparable interface – unusable by anyone else and without use of it the section would have no value. (You admit almost that with regard to access.) When at the auction I raised the question of impact on the value of the large road reserve, the valuer/auctioneer’s response was “you can’t have one without the other. They go together, that space is part of it, no one’s going to take it away.” And that is the reality – full stop. Except you people now seem intent on growing a different reality – creating a concept of separateness and creating a valuation on top of valuation.
5. And now, some people in the Council are trying to turn the thinking further around to identifying that space as being a separate “Council asset” so as to levy an extra rate. My certain knowledge is that its utility value to the section and house has already been capitalised in the purchase price and all the subsequent upward valuations for rating purposes. You have no real basis to be claiming that it is separate for value and rates purposes!
6. To attempt to separate out any utility value for the frontage, Council has to resort to fanciful ideas and fictions – which is exactly where your “policy advisor” has gone in his mind starting with attaching the words “fair” and “assets”. You need to come and have a look. There are three adjacent properties here with substantial road reserve space, all of which will never be required for road. It is space that was drawn on the plan due to uncertainties – it was not ever reserved for the purpose of future rental value to the Council! And the council never bought road reserves in most cases throughout the city.
7. When the practical road building was done, that space was simply there; and with or without it being on the section title, the original section price would have been the same because of costs allocation - and every sale and follow-on rating valuation since, follows that reality.
8. In your third paragraph you talk about “The public’s right and impediments to their ability to use that road.” That is where in our type of case you head further off into fiction territory. Anyone “crossing that road at any time” being “public” and not

having legitimate business with us is someone intent on mischief. No one would need to or want to wander on our road reserve frontage except they were up to no good. Legally speaking it might be “road” as you take pains to state. But factually, physically it isn’t road – it is bank which has been kept respectable enough. It is space left in case, on the plan, and nothing more. And it’s been that way for at least eighty three years.

But seeing that you insist that “it is road”, how then can you then justify trying to (a) charge for parking on it if I make it parkable? And (b) how can you view it as if it were a “public asset” available to rent out to anyone at all at “market rates of return”? In truth, it’s either our road frontage or it isn’t. I say it’s our road frontage and no-one else’s to use or value separately, our home gives it its value – already rated. If I were to put high class improvements on it, Council would get a higher rating income.

There will be the odd triangle of road reserve around the city where the public can take a shortcut across it but the entire policy must not be designed solely around that type of rare situation.

9. With respect to your fourth paragraph, none of those “such public values” you identify apply to the type of road reserve frontage of our property or our two adjacent neighbours. But you might like to consider who picks up all the tossed rubbish and shovels up the dog doings that “the public” think they may leave on un-fenced road reserves.
10. We once owned property at the top of Nairn Street where there is two physically different types of unfenced road reserve. One had a footpath along it between the house and the road reserve with another space to the road edge. The other road reserve is only a high bank of some slope with a gradient ranging from about 35 degrees to about seventy degrees, and not at all easy or cheap to keep tidy. The Wellington City Council steadfastly refused to take any maintenance responsibility for either space and clean them up. The public had been using both as a trash can probably since before the war. Both were an utter eyesore jungle of Giant Fennel, Broom, Blackberry, Gorse, Ivy and more. The Council did once spray the Old Man’s Beard. It took two large truck-loads just to get rid of the big stuff and a few trailer loads to get rid of the rubbish and stuff that could be dug out. That’s how valuable road reserve is to the public and the Council! To add insult to all that, we had to pay the Council to dump the stuff! And I know from driving around Wellington that what I’ve described is normal for road reserve where a house isn’t integral to it.
11. For people in the Council to be looking to garner extra revenue by reaching into integral road reserves frontage on top of already too high rates is outside the bounds

of acceptable thinking. It has no basis in reality. In the type of cases I've given you the policy change basis is to create a fanciful "public assets" view of space that was drawn on a plan just-in-case, and then abandoned by the Council once roading was complete. Any utility value for our road frontage is already fully charged and paid for in the rates by virtue of the improvements effects on the rating valuation.

12. I am not at all assuaged by the concession you made in you second paragraph. The advising publicity I read in The Dominion Post (a Council advertising/information page) and the flyer Council sent out, both rested on an irrelevant emotive appeal with the words "fair" and "reserve" built into the texts in such a manner as to leave uninvolved people with a comforting "that's alright" feel – "the Council is onto something where privileged people are getting away with an advantage at my expense." That slant and twist was deliberate – standard P.R. screwing of the underlying realities, building a spurious case. And the notification time given was utterly inadequate. This is a rush-through job. It's an ambush!
13. However, if the Council thinks that our type of road reserve frontage utility value is not already calculated into property valuations, the Council ought to test the issues in a valuation court or commission where the actual history, market price theory and practices can be fully aired with those who set the market – which Council fully rides along on for rating purposes.
14. Having regard to what the space is, how it arose, what it was to be for, how it was then regarded and disregarded, how the section price is integral to location and roading, how the rates are set relying on sections development and development's inflation proofed value, how the valuations are set by the market; the whole idea of that space being a separatable non-integrated "asset" to be priced somehow other than by inclusion in the rates levied is dishonest and requires a false logic to give it legs. You can't split the symbiotic interdependent relationship between roads and development, development and value of the road, and the fact that rate levying takes that whole as it's basis according to the sale price which has to include road frontage and both developments on it and potential.
15. You are simply trying to grab another layer of rates by another name and ignore all those realities. And you refuse to see that people have been buying properties undiscounted for a future created open-ended unquantifiable liability. If you impose an encumbrance, that will mean the current basis of valuation is rendered false. Values must then be pegged back accordingly and so therefore must the rates. You cannot have your cake and eat it. It's one or the other. Your policy splits the valuation

for part of the property back to an unimproved basis. Change that, and you will then clearly been seen to have over-charged on our rates for the last twenty five years.

16. The idea that Council can strike an average sort of price for land in this suburb (or any other) is complete market-economy nonsense and shows how unrealistic, even ignorant the Council “policy” staff are.

The value of properties is largely due to their improvements. The Council moved off the “unimproved” basis of valuation about 25 years ago because it wanted freer rein to hike the property tax. The Council’s arguments at the time highlighted section values very high variability. Since then, building capabilities have changed enormously. The biggest change being in affordable portable hydraulic diggers and craneage with their tools that enable otherwise totally unusable site development. All along Grafton Road and Palliser Road and Robieson Street (to name but a few) parking platforms and garages and even houses are now hung off the side of cliffs and dug into cliffs only because of those tools and new technologies. The land previously had little or no value at all. And now, all the value is in the “improvements” which – if you enquire, decks etc. have a very high rate of depreciation and therefore maintenance and replacement. The Council already taxes that improved value on an inflation basis. The property owner has (a) invested heavily, (b) pays high maintenance, (c) suffers depreciation of the asset and replaces it. Maintenance cannot get to critical parts of most deck structures – it’s more than paint and water-blasting: And (d) pays a rental for “encroachment” plus the rates on any encroachment improvements value enhancement to the property overall! A house with garaging and off-street parking is worth much more than the same house without – and Council already pounces on that value enhancement. And here you are thinking that you can squeeze still more of the same lemon another way. What does it take to make your staff understand if they haven’t had the experiences?

17. To address the realities of the situation from a simpleton’s attitude of “fair” is unquestionably to act from a position of ignorance or envy – perhaps both. In Roseneath there are more than six hundred homes on widely varying quality of sites. This suburb (and many others) was developed late because much of its terrain was impossible. As building and services technology improved and money became available it was slowly developed. But because the cost of building was so high (due to the terrain) not everyone could afford to build here. And large parts of Roseneath were unattractive to those with the greatest means. One of my grandfathers (and sons) built two houses with his own hands in Lindum Terrace, on an impossible site of very little value then, for his own use. No one wanted the site and the houses were (if priced for labour) totally uneconomic and represented amortised labour for many

decades. That is no longer true of all the cliff-hanging “improvements” which Council gets a glorious rate income from. But the space between numbers 45 and 51 Roseneath Terrace remains un-built on to this day because it is impossible. Go and have a look. Yet you value it and rate it unrealistically. That space has always been a dead loss situation for whoever owns it. The same applied to number 170 Evans Bay Parade. Until recently that land was vacant – inaccessible, useless, but still rated. It’s over three million rated capital value now is due entirely to the dwelling and garaging and cable car. There has been no previous intrinsic housing value available off that site for 99.9% of the population ever! Yet you now suggest that your flight-of-fancy valuation for that site should somehow raise the suggested “average” for Roseneath. You are collecting a huge rate now where before you got very little. If the rates are equitable as you want to claim, “fairness” has been utterly taken care of. The opposite applies to the house at number 5 Roseneath Terrace. Sold recently for close to six million dollars. There may be one other property with similarly fortuitous advantageous land, scope and aspect in Roseneath, but even so, by far the greatest part of the value is in the improvements.

18. Capital value is set by the market sale prices. Council has been pouncing on that. The sale prices of houses has a number of components not the least being huge recent money supply – the product of an insane monetary policy which is risking bankruptcy for this nation. (If the U.S. hadn’t rescued its Banks you would now be in a recession so deep people would be defaulting on their rates and Council staff would be taking a big pay cut or being dropped off. Another component is what is inside the house. The external shell is the quickest and the cheapest part of most if not all housing. If you haven’t done the building thing you will not know. These days a tax is added – G.S.T., and Council rates improvements on the gross inclusive price. So on new housing you are perpetually taxing a tax – and because of the recent property bubble you are attaching those inflated values to all housing using the comparative value domino-type system! Encroachment improvements and other road reserve improvements attract the same fate.
19. Where do you think people are going to get the additional cash from to pay for your ideas that somehow unrated annual income wealth is being made off encroachments? What is going on in your heads? You are exacerbating inflation and refusing to keep behind citizens affordability with your spending. Our rates increases have averaged near 9% compound over twenty five years. And Roseneath Terrace has never been finished. There’s no footpath. There are no retaining walls. There’s not even a finished hard edge for parking. I’ve built my own road edge. Your guys couldn’t even tar-seal it properly. And you take no notice at all of self-sown trees that are a hazard to electricity lines; on your “road”.

20. Frankly this exercise is wasteful of our rates money, imposing on people's valuable time and insulting. Particularly when you pay no heed whatsoever to people's need for privacy and shelter with hedges plantings and fences to order the mess that uncared for road reserve becomes. If everyone left their integral road reserve to nature and the Council you would be looking hard the other way. If they all parked their cars on the street you'd be clamouring for them to get them off the street – unless of course if Mr Rainbow was still on the staff. His starting philosophy was to get rid of cars altogether. There's still some of that buried in W.C.C. But all people desire the convenience of their own vehicle. Who are you to change things so that is inhibited or made financially impossible? When did you stand on that plank?

Where neighbouring houses have been rented out due to either foreign ownership or the owners working overseas, the occupants are now usually young un-married people with disposable incomes but cramming to minimise costs. Each one owns a car. Where a previous owner-occupier had one or maybe two vehicles, now there are four or even five!

Off-street parking is needed. It doesn't come cheap! Where exactly do you want to steer those social pressures and how? You had better electioneer on that basis because it is raising the cost of living for everyone but by false reporting and accounting Council doesn't disclose that to electors who don't search for the truth.

21. You are living off a property improvement tax as it is. Now you want to tip the market value connected rating basis aside for notionally separated-out part of the overall property's value and add another tax on top. You are imposing a gross inequity upon people – I'd say even a quite serious financial injustice.

"Fairness" to some other unidentified people of Tawa has no relevance whatsoever to do with what you are attempting. You are choosing to ignore all the historical incremental steps that influenced the development of housing on difficult land and those attitudes that suited the Council at various stages – most of which were of practical necessity, and you are choosing to ignore the more recent road reserve improvements effects on rated value. What you want to charge extra for has already been equitably built into the rates you collect. That confronts something else you ignore: The across the frontage road reserve belongs to the property concerned – not someone somewhere else who is mindlessly bleating about "fairness" because they can't see and understand the realities past and present, they cannot see that the rating valuation incorporates the effects of improvements on road reserves. Why are you building your false case on their misunderstanding? Yet throughout part two of your

staff's proposal, the terms used are "public assets" "Council's assets" "The public interest" "inequities" "market rental rates" "market rental values" as if a frontage road reserve had some unaccounted for intrinsic value to someone else elsewhere. The entire starting point of your exercise is a false premise. It is completely unreal nonsense. It's an argument plucked out of air and for people who are determined to hold such arguments in their heads as being the truth, there's no way to change them except they actually do a subdivision and learn that the pre drawing a plan for permit purposes on steep land can create all sorts of scraps of land when the cuttings and fillings for gradient accommodation and other infrastructure is done. The situation gets worse when selling sections had to be done off a plan. Think about it. Our road reserve arose out of imponderables! When all was finally done, there was an un-required space left in front of three sections. The vendor-developer couldn't reclaim it; it's not required for road, presumably he got his all-costs-apportioned section price, so whose is it? The Council certainly didn't buy it! It's "no-man's land" but apportioned integral to each section only, then and forever. The Council has always hitherto abandoned it but the switch-over to capital value rating means the Council gets revenue off any and all improvements! The truth about occupancy is that if anyone has a claim on ownership of that land it's the householder who has invested to vastly enhance the value. There's no question of anyone else – in Tawa or elsewhere having any equity interest or utility value use or rights over our road frontage. You are flying in the face of property law principles pretending otherwise.

Yours is an also argument against market prices setting values in favour of setting up a system which has some later-day levelling appearances because you are double charging people in Tawa for something they're already rated on. If your staff want to dislocate the market value system then say so at the next election – because that's what you're doing with this proposal.

22. I ask Councillors to also think about this: You say that the unused abandoned space reserved for road "is road". That's its legal status because of the plan/map drawing, the surveying and vesting. It is "road". Well our rates are to pay for all roading costs however they're incurred. That's why a community sets up a Council. We pay already for the road – according to each property's market value – inflation proofed. As we pay Council, why isn't Council maintaining that piece of road? Why has Council abandoned it? Where does Council spend the money paid over for it? You don't show in accounts any basis of not having rates covering road costs. The whole idea is a fiction dreamed up by people with not enough essential job value requirement to justify their employment.

23. Wellington has become a high cost city with a flimsy economic base, The Council has out-run its revenue base and is sneakily trying to expand it by inventing supra charges. All real estate agents need to be alerted to tell their clients to read this policy stuff because property owners are being duped by policy switching. And what business is it of anyone in Council if some suburban property rises in value more than in Tawa? That is not the starting focus from which the Council ought to be thinking of policies. All you create is uncertainties.

Stop double-charging and the “challenging” problem Mr Bryan Smith has a fanciful fixation about dissolves away. That would leave rates as the basis of contribution – and should reduce an expensive excessive bureaucracy.

Yours Faithfully

**P.J. Carmody**

*C.C. Councillors*

COPY

[REDACTED]

4 August 1999

[REDACTED]

**RE: THE COUNCIL'S NEW ROAD ENCROACHMENT POLICY**

1. We don't accept at all that the Policy outline sent in April 1999 which you claim to have set pre-election in August 1998 unannounced, was the result of adequate or fair consultation.
2. This policy is a gross imposition based on unrealistic and flawed assumptions.
3. The segments of land in question are not under any circumstances usually land that can be dealt with on the open market. Road reserve is someone's road frontage, and it was reserve in the first place because of uncertainty, but it always was intended and needed to be available for use and access. It never had any other purpose or any other value.
4. For the Council to arbitrarily set an annual rental ~~value~~ of 7% of the equivalent section value, is an utter fiction and an attempted fraud under duress upon the property owners.
5. 7% is not a return available normally on either 10 year government bonds or bank deposits of any term, and is certainly not available on otherwise commercially unusable land in small parcels anywhere. You would be most unlikely to obtain that level of rental on your 21 year city leases of the best sites. So what is going on in the minds of some Council staff??
6. Having regard to the origins and customs in law of both the road reserves and private freehold title, it is unlikely to be lawful for this policy change to impact as it does as an arbitrary and whimsical financial encumbrance which devalues a property owner's freehold.

7. If this policy remains, properties are overvalued and therefore over-rated. The rating is invalidated by an introduced flaw in the valuations.
8. The place the Council has positioned itself in this policy, is as an extortioner. On the one hand it has got no use for the land, or need for it, nor will Council maintain it. And on the other hand it says to property owners "we've decided on a cap rate figure that will in effect more than double your rates and if you don't like that we'll take it off you when you sell, but oh to look reasonable we will sell it to you, but we will be setting the price, take it or leave it."

There is nothing in this arrangement that even pays lip service to the basis of value – namely willing sellers/willing buyers. No one else can buy our road frontage and lawfully deprive us of the intent in the original freehold.

9. And someone in the Council has deliberately chosen not to see the biggest truth of all, which is that each sale of each property to date has had built in the use value of that land - where is it useable, and the rates based on price have reflected that use value. Our property is not more valuable because Council now puts an extortionate rate on the road reserve – our property loses value because of that.
10. The only way within the spirit of the law for the Council to release to itself the value in that land is by a free open regime of opportunity and negotiation - without any coercions, least of all timeframes and arbitrary cap rates.
11. Council staff have in the past apparently dealt casually, arbitrarily and whimsically with our own road frontage such as to make its own proposals unenforceable without it putting right a serious and long standing impediment.
12. The reported comments of a Council staff member, one Derek Hope, seem to indicate that there are personal attitudes behind this policy which should not be allowed into decision making and which have introduced a bias into this policy not in keeping with the Council's basic roles and functions of service to ratepayers. It is after all the rate payers that give the Council its raison d'être, its status, its credibility, its financial capacity.

We take strong exception to the staff adopting any stance that they are The Council, a thing apart, of their own right, the body that reigns. Councils exist only to serve the rate payers and the public.

This policy smacks of a totalitarianism, of theoretical central planning of people's options, this policy is heavy handedly co-ercive, this policy says that there are ideologues on the staff and dictating their ideology.

13. We are in favour of property owners being able to purchase their road reserves – and that's what that land is, their road reserve. And we see such sales as offering an equitably beneficial and useful opportunity, especially when the Council has a

*different where reserve land used is not contiguous. Council needs a differentiation*

somewhat over enthusiastic need for capital. Sales provide capital AND add not inconsiderable rates of income. But this policy change opportunity has clearly been grasped by some people in the Council as an opportunity to gouge, which is all the more remarkable when one considers what is able to be done to freehold title under the Public Works Act and the uniquely special integrity between a property and its road reserve/frontage.

14. This policy and the attitudes embodied in it is unacceptable, even intolerable, because of reasons outlined which have to do with the Heritage and Customs in Statute Law, Common Law and Equity which give our society its character, colour and liberality.
15. We want this policy modified , the gouging aspects removed and all the charges subject to proof of reasonability. And we want new proposals circulated to all affected property owners and a 2/3rds agreement to the proposals obtained at public meetings with an adequate timeframe and notification.

**P. J. CARMODY**

**H. L. CARMODY**



**Respondent No:** 790

**Login:** Admin

**Responded At:** May 18, 2022 15:54:42 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Renistan Joseph Arulthas
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** None of these options
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 791

**Login:** Admin

**Responded At:** May 18, 2022 15:59:45 pm

**Last Seen:** May 18, 2022 03:45:45 am

- Q1. **Full name:** Lynn Cadenhead
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** Wellington City Council's Environmental Reference Group
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)** not answered
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** not answered
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
See attached
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
See attached
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	not answered
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	not answered
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>  See attached	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>

Submission To Wellington City Council's 22/23 Annual Plan  
from Wellington City Council's Environment Reference Group

10<sup>th</sup> May 2022

**Contact name:** Lynn Cadenhead, [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Purpose of the Environmental Reference Group (ERG)**

- Advise Council on the best ways to improve Wellingtonian's quality of life environmentally, socially, culturally and economically by protecting and enhancing the local environment.
- Bring knowledge and insight into Council around the environment, including water, energy, waste, biodiversity, urban design and transport management, in the context of Council's roles and priorities.

**We wish to be heard if there are public hearings.**

**1. City Housing**

- The objectives of any trust need to include;
  - Green Building (or better) standards for all buildings
  - Zero carbon objectives both for building construction and operation
  - meeting healthy homes standards with urgency
  - the need for rentals to be close to services including schools, supermarkets and public transport
  - high environmental standards for stormwater disposal and green spaces.
- WCC must keep working with Central Govt to change legislation so that WCC, (and other community housing providers) can ask people to leave community housing if their income increases over a threshold and is likely to stay there.
- In the short term, WCC must keep working with Central Govt to change legislation so that the tenants of WCC and other local government housing providers can receive the Govt rent subsidy without the need for a trust.
- WCC and any trust leasing the housing should not be increasing the number of rentals until;
  - all existing rentals meet healthy homes standards and are upgraded where needed AND
  - the community is asked their opinion on WCC/The Trust increasing the number of community homes.
- City housing must be spread across the city and must not be concentrated to form segregated areas.
- Noting that some of the current housing has taken advantage of pre-existing buildings (ex-hotels, etc.) we urge WCC to utilise further opportunities to do this (ideally doing this with other partners, e.g., central government and / or the private sector).

**2. Residual Waste**

New landfill on top of existing landfill

We support this option for the following reasons:

While not an ideal situation for Wellington city right now, this allows significant waste minimisation activity when the new sludge minimisation plant is implemented in 2026<sup>1</sup>.

Long-term, this allows the shift to a circular economy as the volume sent to landfill can be phased down. Having a waste facility in Wellington is good for resilience.

<sup>1</sup> <https://wellington.govt.nz/your-council/projects/moa-point-sludge-minimisation-facility>

## Waste to energy incineration

We do not support this option for the following reasons:

- This does not deal with the waste at source, and is instead a new way to make waste “go away”.
- Once Wellington has this system, we are incentivised to feed it with waste to run it efficiently.
- This does not fit the circular economy goals and aspirations of Wellington, and New Zealand, as a driving principle of a circular economy is to keep materials in use.<sup>2</sup>

Other nations are halting construction of new waste to energy plants as they do not fit their circular economy goals.<sup>3</sup> We should learn from this before investing heavily.

## General Comments

Much of the impact from products is upstream, rather than at the disposal stage.<sup>4</sup> NZ needs to focus much more heavily on reducing production and consumption of materials, rather than making waste disappear.

Irrespective of the method chosen for disposing of residual waste, we need more tangible waste reduction plans. For both environmental and social reasons these plans need to include strategies to reduce food waste. This will require an explicit food waste reduction action plan.

After the 1:4 ratio requirements for sludge are met we believe that any surplus green/ food waste would be better diverted into a city compost scheme, such as that used by San Francisco for the past 26 years<sup>[1]</sup>. Composting provides a wide range of economic and environmental benefits, including improved soil health, nutrient recycling, drought mitigation, carbon sequestration, and green jobs.<sup>[2]</sup>

Based on the Infrastructure Committee minutes from 27 April 2022 about managing food waste with composting, we strongly recommend proceeding immediately with planning (and implementation well before 2026) for the diversion of any surplus organic waste into such a scheme. While we appreciate that the council must take financial costs into account, it must also consider the costs of global warming, and the costs on future generations by **not** acting.

### **3. Removal of overdue library fees**

We agree with the removal of overdue library fees and with the reasoning behind it. Ensuring our libraries are accessible to everyone, and people of all ages from all backgrounds are able to enjoy reading, is an incredibly beneficial step that will have tangible impacts upon our communities.

### **4. Establishment of an Environmental and accessibility Performance Fund**

We agree with the establishment of an Environmental and Accessibility Performance Fund to support better building practices and a carbon neutral capital. ERG reiterates that Aotearoa New Zealand, and the entire world, is in the midst of a climate emergency. We support this step as we would any other that demonstrably enhances the climate change response of Pōneke, and we continue to encourage both Councillors and Council officers to take bold, ambitious and transformational steps to respond to the climate crisis.

While the ERG is very supportive of this fund, and this approach, we just have one comment about the commentary in this section, which makes the point that the fund will “*support our goal of becoming a carbon neutral city by 2050*”.

<sup>2</sup> <https://environment.govt.nz/what-government-is-doing/areas-of-work/waste/ohanga-amiomio-circular-economy/>

<sup>3</sup> <https://gov.wales/wales-takes-action-circular-economy-funding-upcoming-reforms-plastic-and-moratorium-large-scale>

<sup>4</sup> <https://mymodernmet.com/babette-porcelijn-hidden-impact/>

<sup>[1]</sup> <https://www.nrdc.org/resources/san-francisco-composting>

<sup>[2]</sup> <https://www.nrdc.org/stories/greening-playing-fields>

Unfortunately, the most recent Intergovernmental Panel on Climate Change report has signalled that it is highly unlikely that we can keep global warming to 1.5deg increase if we retain 2050 as the year to achieve carbon neutrality. On that basis, we urge the WCC to revisit the commitments in Te Atakura, and to revise the goal for carbon neutrality to be achieved by 2040 or earlier. Another way to approach this would be to revise the goal for 2050 to be carbon-*negative*, instead of carbon neutral by 2050 (or earlier). This would be an ideal opportunity for Wellington to provide leadership on the world stage.

### **5. Increased Support for the restorative planting programme.**

We strongly agree with the increase support for the restorative planting programme. This proposed funding is vital to the ecological health of the Pōneke area. Since the year 2000, WCC has invested at least \$10M in restoration planting, and currently, all that progress is at risk of being lost. At least 37% of WCC restoration sites are under threat, and there has not yet been a corresponding increase in restoration funding to allow proper protection of these restoration areas. Therefore, this proposed increase is crucial in safeguarding the investment already made by WCC, as well as in resourcing the WCC ecology team to undertake further monitoring and evaluation work. ERG supports this funding in the strongest possible terms.

### **6. Three Waters Infrastructure**

ERG would like to see a significant increase in investment in the three waters capital programme and in the operation of the three waters infrastructure. This will support city intensification, reduce pollution and erosion in Wellington's waterways and will increase Wellingtons drinking water resilience.

### **7. Parking**

In the short term, the ERG supports the proposal to not go ahead with plans to extend on street paid parking time limits or extend charging for on-street parking to 10pm on Friday and Saturday. However, we feel that this proposal should have a set time limit of 3months as it is an easy and effective way to reduce the level of greenhouse gas emissions in the central city.

### **8. Economic Development**

'Economic Development' is listed as a project. ERG recently submitted on the Council's 'Economic *Wellbeing*' Strategy, and we much prefer that title. WCC must emphasise wellbeing/ flourishing within planetary boundaries, rather than any further activities that will lead to global warming. The language that the Council uses in relation to Economics is important, because 'Development' conveys something quite different to 'Wellbeing'. Please refer to Economic Wellbeing from now on, or provide a clear rationale for your use of the term 'Development' for all of the projects listed under this heading, and takes into consideration that the Council's blueprint for Te Atakura requires any new activities for the city to be Carbon-negative (or net-zero Carbon, as a minimum).



**Respondent No:** 792

**Login:** Admin

**Responded At:** May 19, 2022 09:46:26 am

**Last Seen:** May 19, 2022 18:38:10 pm

Q1. <b>Full name:</b>	Anon
Q2. <b>Phone number:</b>	not answered
Q3. <b>Are you making this submission as an individual or on behalf of an organisation?</b>	Individual
Q4. <b>Please name your organisation</b>	not answered
Q5. <b>Are you a City Housing tenant?</b>	Yes
Q6. <b>What is your connection to Wellington? (tick all that apply)</b>	I live in Wellington I work in Wellington
Q7. <b>Do you wish to speak to Councillors about your submission at an Oral Forum?</b>	No
Q8. <b>Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider</b>	Don't know
Q9. <b>If the Council did establish a Community Housing Provider, which option do you support?</b>	not answered
Q10. <b>If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?</b>	not answered
Q11. <b>Are there comments you would like to make about the changes to city housing options?</b>	not answered
Q12. <b>The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?</b>	Don't know
Q13. <b>Are there comments you would like to make about the landfill options?</b>	not answered
Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Neutral don't know
Q20. <b>Overall, do you support the proposed budget?</b>	not answered
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 793

**Login:** Admin

**Responded At:** May 19, 2022 09:52:33 am

**Last Seen:** May 19, 2022 18:38:10 pm

- Q1. **Full name:** Terence Padraic Obrien
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Don't know
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- Who and what are you referring to with a "Community Housing Provider"? Where are these "CHP" persons to be found? The word "TRUST" has been worn out over the past 50 years, so as to become an organisation to be avoided. I have been victim personally of "breach of trust"
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**
- Yes. There seems to be plenty of room further around the south coast ie past beyond red rocks and lighthouse. So who is liable to be bothered and complain? There's nobody there. An expensive road through is required however.

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Support
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Don't know
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
<p>Sorry about the irregular writing. This document requires (with its associative references) such a vast amount of reading and research that sufficient time was given to verify properly. I recieved this comparitively late.</p>	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 794

**Login:** Admin

**Responded At:** May 19, 2022 09:54:13 am

**Last Seen:** May 19, 2022 18:38:10 pm

- Q1. **Full name:** David Luaseuta
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington  
I work in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** No
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option A: Asset-owning CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Do not support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 795

**Login:** Admin

**Responded At:** May 19, 2022 15:46:28 pm

**Last Seen:** May 19, 2022 18:38:10 pm

- Q1. **Full name:** Rosaline Ngakopu
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
Obtion B & Community trust selected Put our housing in a community trust ti protect our assets. Lower our rents please.
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Support

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Support
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Support
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Do not support
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Support
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 796

**Login:** Admin

**Responded At:** May 19, 2022 15:49:20 pm

**Last Seen:** May 19, 2022 18:38:10 pm

- Q1. **Full name:** Anonymous
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I am a Wellington City Council ratepayer  
I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**
- Also selected option A The new CHP must use a community trust with adequate representation of tenants on the new board of the CHP. Because tenants are the major income contributors. Also the new CHP must have majority input into the structure + operation of the new CHP
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** Waste to energy incineration
- Q13. **Are there comments you would like to make about the landfill options?**
- New idea - ratepayers + council tenants are charged separately for recycling. This charge is returned or discounted for an acceptable level of recycling housing complexes streets \_ individuals are rated on their recycling level to be charged or discounted for the recycling charge.

**Q14. Rescheduling of the timing of some projects to recognise market and supplier constraints** not answered

---

**Q15. Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.** not answered

---

**Q16. A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.** not answered

---

**Q17. Increasing encroachment licence fees to better reflect their value** not answered

---

**Q18. Additional funding for a full upgrade to Khandallah summer pool** not answered

---

**Q19. Removal of all library charges to remove barriers to accessing council libraries** not answered

---

**Q20. Overall, do you support the proposed budget?** not answered

---

**Q21. Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?**

not answered

---

**Q22. You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)** not answered

---



**Respondent No:** 797

**Login:** Admin

**Responded At:** May 19, 2022 15:50:11 pm

**Last Seen:** May 19, 2022 18:38:10 pm

- Q1. **Full name:** Brett Rawnsley
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Individual
- Q4. **Please name your organisation** not answered
- Q5. **Are you a City Housing tenant?** Yes
- Q6. **What is your connection to Wellington? (tick all that apply)** I live in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Retain Council's City Housing through increasing rates and borrowing
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** not answered
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** not answered
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
not answered
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** New landfill on top of the existing landfill (piggyback option)
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered
- Q14. **Rescheduling of the timing of some projects to recognise market and supplier constraints** Neutral don't know

Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	Neutral don't know
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Do not support
Q20. <b>Overall, do you support the proposed budget?</b>	I support the proposed budget
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	
not answered	
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	not answered



**Respondent No:** 798

**Login:** Admin

**Responded At:** May 19, 2022 15:51:54 pm

**Last Seen:** May 19, 2022 18:38:10 pm

- Q1. **Full name:** Tyler Dunkel
- 
- Q2. **Phone number:** [REDACTED]
- Q3. **Are you making this submission as an individual or on behalf of an organisation?** Organisation
- Q4. **Please name your organisation** WCC Takatapui & Rainbow Advisory Council
- Q5. **Are you a City Housing tenant?** No
- Q6. **What is your connection to Wellington? (tick all that apply)**  
I am a Wellington City Council ratepayer  
I live in Wellington  
I work in Wellington  
I own a business in Wellington  
I study in Wellington
- Q7. **Do you wish to speak to Councillors about your submission at an Oral Forum?** Yes
- Q8. **Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider** Establish a Community Housing Provider
- Q9. **If the Council did establish a Community Housing Provider, which option do you support?** Option B: Leasehold CHP with broad responsibilities
- Q10. **If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?** Community Trust
- Q11. **Are there comments you would like to make about the changes to city housing options?**  
See appendix 1 of attached
- Q12. **The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?** not answered
- Q13. **Are there comments you would like to make about the landfill options?**  
not answered

Q14. <b>Rescheduling of the timing of some projects to recognise market and supplier constraints</b>	Neutral don't know
Q15. <b>Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.</b>	Neutral don't know
Q16. <b>A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.</b>	Neutral don't know
Q17. <b>Increasing encroachment licence fees to better reflect their value</b>	Neutral don't know
Q18. <b>Additional funding for a full upgrade to Khandallah summer pool</b>	not answered
Q19. <b>Removal of all library charges to remove barriers to accessing council libraries</b>	Support
Q20. <b>Overall, do you support the proposed budget?</b>	Neutral
Q21. <b>Do you have any comments about the upcoming decisions, fees and user charges changes, other plans or any other general feedback on our annual plan and budget?</b>	not answered
Q22. <b>You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)</b>	<div style="background-color: black; height: 15px; width: 100%;"></div>

## APPENDIX 1: Annual Plan public housing submission

Tēnā kouto katoa,

We welcome the opportunity to submit on WCC's annual plan, specifically in relation to public housing. The Takatāpui and Rainbow Advisory Council is a Wellington City Council Advisory group with expertise and lived experience of Rainbow Communities within Wellington. We advise on matters focusing on the Lesbian, Gay, Bisexual, Takatāpui, Transgender, Questioning, Intersex, and Asexual (LGBTQTIA+) perspective. A major focus of our current workplan is Health, Safety, Wellbeing and Accessibility for our communities.

Broadly we support option B for both questions. We think the formation of an independent Trust to manage public housing in Wellington will be beneficial for public housing residents in Wellington. We note that this model has been successfully adopted in Ōtautahi with the formation of Ōtautahi Community Housing Trust. ŌCHT are the largest Community Housing Provider (CHP) in the country and were the first to meet the standards set out in the Healthy Homes Guarantee Act 2017.

LGBTQTIA+ people are disproportionately affected by homelessness; while we don't currently have whole-of-population statistics in Aotearoa, international evidence indicates that 20-40% of people who experience homelessness are part of the LGBTQTIA+ community (Fraser, 2019). Emerging research indicates that LGBTQTIA+ people in Aotearoa experience significant housing deprivation and homelessness (Clark et al, 2021; Veale et al, 2019; Fraser et al, 2021). Disabled LGBTQTIA+ communities in Aotearoa are more likely to be affected by homelessness and unstable housing (Veale et al, 2019). Furthermore, LGBTQTIA+ communities in Aotearoa, on average, earn less than their non-LGBTQTIA+ counterparts (Statistics New Zealand, 2021; Veale et al, 2019). There is a pressing need to ensure that our housing support system is accessible for these communities. While the Homelessness Action Plan mentions LGBTQTIA+ people in passing, we are yet to see significant policy and practice which caters to the needs of our communities.

We would like to see specific Māori *and* LGBTQTIA+ representation on the board of any trust that might be formed because of changes made to how WCC governs its public housing. LGBTQTIA+ people's housing needs are often side lined, or our communities are "treated the same" as non-LGBTQTIA+ communities, to our detriment (Fraser, 2020). LGBTQTIA+ communities have specific housing needs to ensure their safety and ability to thrive; it is important that these needs are considered and met.

Public housing tenants should be able to access the Income-Related Rent Subsidy (IRRS); the current two-tier system is inequitable and disadvantages some of our most vulnerable citizens. With the housing crisis continuing to worsen, we feel it imperative to change the model of how WCC provides public housing so that all tenants can access the IRRS.

We welcome the opportunity to meet with any Council staff who wish to talk about this more; our advisory council has a specific interest in housing for LGBTQTIA+ communities.

Ngā mihi nui,

**██████████ Tyler Dunkel, Co-Chairs**  
**and ██████████ Author**  
***On Behalf of the Takatāpui & Rainbow Advisory Council***

## APPENDIX 1: References

- Clark, T., Drayton, B., Ball, J., Schwenke, A., Crengle, S., Peiris-John, R., Sutcliffe, K., Fenaughty, J., Groot, S., & Fleming, T. (2021). *Youth19 Housing Deprivation Brief*. [www.youth19.ac.nz](http://www.youth19.ac.nz).
- Fraser, B. (2020). "We Can't Find a Safe or Secure Environment to be Ourselves": Takatāpui/LGBTIQ+ Homelessness in Aotearoa New Zealand [University of Otago].  
<https://ourarchive.otago.ac.nz/handle/10523/11920>
- Fraser, B., Chisholm, E., & Pierse, N. (2021). "You're so powerless": Takatāpui/LGBTIQ + people's experiences before becoming homeless in Aotearoa New Zealand. *PLoS ONE*, 16(12), 1–23.  
<https://doi.org/10.1371/journal.pone.0259799>
- Fraser, B., Pierse, N., Chisholm, E., & Cook, H. (2019). LGBTIQ+ homelessness: A review of the literature. *International Journal of Environmental Research and Public Health*, 16(15).  
<https://doi.org/10.3390/ijerph16152677>
- Statistics New Zealand. (2021, November 12). *LGBT+ population of Aotearoa: Year ended June 2020 | Stats NZ*. <https://www.stats.govt.nz/reports/lgbt-plus-population-of-aotearoa-year-ended-june-2020>
- Veale, J., Byrne, J., Tan, K., Guy, S., Yee, A., Nopera, T., & Bentham, R. (2019). *Counting Ourselves: The health and wellbeing of trans and non-binary people in Aotearoa New Zealand*. [www.countingourselves.nz](http://www.countingourselves.nz)

**Full name:**

Jihyun Lee

---

**Phone number:**

---

**Are you making this submission as an individual or on behalf of an organisation?**

Individual

---

**Are you a City Housing tenant?**

Yes

---

**What is your connection to Wellington? (tick all that apply)**

Wellington City Ratepayer, I live in Wellington, I work in Wellington, I study in Wellington

---

**Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Retain Councils City Housing through increasing rates and borrowing

---

**If the Council did establish a Community Housing Provider, which option do you support?**

Option C

---

**If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

Community Trust

---

**Are there comments you would like to make about the changes to city housing options?**

---

**The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

Waste to Energy Incineration

---

**Rescheduling of the timing of some projects to recognise market and supplier constraints**

Do not support

---

**Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.**

Do not support

---

**A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.**

Support

---

**Increasing encroachment licence fees to better reflect their value**

Support

---

**Removal of all library charges to remove barriers to accessing council libraries**

Support

---

**Overall, do you support the proposed budget?**

I oppose the proposed budget

---

**You can attach any other document supporting your submission here. (Please ensure that the information is on the Annual Plan 2022/23)**

**Full name:**

Dimiteria Laris

---

**Phone number:**

██████████

---

**Are you making this submission as an individual or on behalf of an organisation?**

Individual

---

**Are you a City Housing tenant?**

Yes

---

**What is your connection to Wellington? (tick all that apply)**

Wellington City Ratepayer

---

**Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Retain Councils City Housing through increasing rates and borrowing

---

**If the Council did establish a Community Housing Provider, which option do you support?**

Option B

---

**If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

Community Trust

---

**Are there comments you would like to make about the changes to city housing options?**

I want CH to retain our housing asset in a Community Trust, but makes our rents AFFORDABLE

---

**The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

Waste to Energy Incineration

---

**Rescheduling of the timing of some projects to recognise market and supplier constraints**

Neutral don't know

---

**Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.**

Neutral don't know

---

**A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.**

Neutral don't know

---

**Increasing encroachment licence fees to better reflect their value**

Neutral don't know

---

**Removal of all library charges to remove barriers to accessing council libraries**

Neutral don't know

---

**Overall, do you support the proposed budget?**

Neutral

**Full name:**

Tama Powell

---

**Phone number:**

██████████

---

**Are you making this submission as an individual or on behalf of an organisation?**

Individual

---

**Are you a City Housing tenant?**

Yes

---

**What is your connection to Wellington? (tick all that apply)**

I live in Wellington, I work in Wellington

---

**Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Establish a CHP

---

**If the Council did establish a Community Housing Provider, which option do you support?**

Option A

---

**If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

Community Trust

---

**Are there comments you would like to make about the changes to city housing options?**

---

**The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

Don't know

---

**Are there any comments you would like to make about the options?**

Its really a tough issue because the root of the problem is our consumption society. It's just like a chicken or egg issue

---

**Rescheduling of the timing of some projects to recognise market and supplier constraints**

Support

---

**Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.**

Support

---

**A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.**

Support

---

**Increasing encroachment licence fees to better reflect their value**

Support

---

**Removal of all library charges to remove barriers to accessing council libraries**

Support

---

**Overall, do you support the proposed budget?**

Don't know

---

**Do you have any comments about the upcoming decisions, fees and user charges, other plans or any other general feedback on our annual plan and budget?**

I have been in Wellington over 20 years. Looking back to older days, housing, public transport have been noticeably improved

I also am very happy with all public facilities and social benefits that the council provides/support overall

I love that you guys also pay attention to the community safety ie family, children friendly

So thank you for your hard work

**Full name:**

Manraj Rahi

---

**Phone number:**

██████████

---

**Are you making this submission as an individual or on behalf of an organisation?**

Individual

---

**Are you a City Housing tenant?**

No

---

**What is your connection to Wellington? (tick all that apply)**

I live in Wellington, I work in Wellington, I study in Wellington

---

**Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Retain Councils City Housing through increased rates and borrowing

---

**If the Council did establish a Community Housing Provider, which option do you support?**

Option B

---

**If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

Community Trust

---

**Are there comments you would like to make about the changes to city housing options?**

CCO with 50% lwi management

If a CHP is used the responsibilities of the CHP must be clear, to ensure maintenance and upgrades are done in a timely manner.

Also the governance structure could be a CCO which has a shared ownership with iwi

---

**The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

Waste to Energy Incineration

---

**Are there any comments you would like to make about the options?**

Its really a tough issue because the root of the problem is our consumption society. It's just like a chicken or egg issue

---

**Rescheduling of the timing of some projects to recognise market and supplier constraints**

Neutral Don't know

---

**Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.**

-

---

**A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.**

Support

---

**Increasing encroachment licence fees to better reflect their value**

Support

---

**Additional funding for a full upgrade to Khandallah summer pool**

Do not support

---

**Removal of all library charges to remove barriers to accessing council libraries**

Support

---

**Overall, do you support the proposed budget?**

Neutral

---

**Do you have any comments about the upcoming decisions, fees and user charges, other plans or any other general feedback on our annual plan and budget?**

**Full name:**

Ricky Ngakopu

---

**Phone number:**

---

**Are you making this submission as an individual or on behalf of an organisation?**

Individual

---

**Are you a City Housing tenant?**

Yes

---

**What is your connection to Wellington? (tick all that apply)**

I live in Wellington

---

**Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Retain Councils City Housing through increased rates and borrowing

---

**If the Council did establish a Community Housing Provider, which option do you support?**

Option B

---

**If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

Community Trust

---

**Are there comments you would like to make about the changes to city housing options?**

Community trust ti protect our homes, please lower rents

---

**The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

Waste to Energy Incineration

---

**Are there any comments you would like to make about the options?**

---

**Rescheduling of the timing of some projects to recognise market and supplier constraints**

Support

---

**Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.**

Support

---

**A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.**

Support

---

**Increasing encroachment licence fees to better reflect their value**

Do not support

---

**Additional funding for a full upgrade to Khandallah summer pool**

Support

---

**Removal of all library charges to remove barriers to accessing council libraries**

Support

---

**Overall, do you support the proposed budget?**

Neutral

---

**Do you have any comments about the upcoming decisions, fees and user charges, other plans or any other general feedback on our annual plan and budget?**

**Full name:**

Merlene Chambers

---

**Phone number:**

██████████

---

**Are you making this submission as an individual or on behalf of an organisation?**

Individual

---

**Are you a City Housing tenant?**

No

---

**What is your connection to Wellington? (tick all that apply)**

I live in Wellington

---

**Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Retain Councils City Housing through increased rates and borrowing

---

**If the Council did establish a Community Housing Provider, which option do you support?**

None of these options

---

**If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

Don't know

---

**Are there comments you would like to make about the changes to city housing options?**

The questions + options are biased. All options involve rates + borrowing

---

**The council's preference is for a new landfill on top of the existing landfill (piggyback option), rather than waste to energy incineration or having no residual waste facility in Wellington City. Which option do you prefer?**

New landfill on top of existing landfill (piggyback option)

---

**Are there any comments you would like to make about the options?**

---

**Rescheduling of the timing of some projects to recognise market and supplier constraints**

Neutral don't know

---

**Not proceeding with previous plans of extending on street paid parking time limits on Friday and Saturday evenings.**

Neutral don't know

---

**A \$20m Environmental and Accessibility Performance Fund that provides financial support for those building energy efficient or sustainable homes and buildings in Wellington.**

Support

---

**Increasing encroachment licence fees to better reflect their value**

Do not support

---

**Additional funding for a full upgrade to Khandallah summer pool**

Support

---

**Removal of all library charges to remove barriers to accessing council libraries**

Support

---

**Overall, do you support the proposed budget?**

Neutral

---

**Do you have any comments about the upcoming decisions, fees and user charges, other plans or any other general feedback on our annual plan and budget?**

**Full name:**

Fahmiya Albazazi

---

**Phone number:**

---

**Are you making this submission as an individual or on behalf of an organisation?**

Individual

---

**Are you a City Housing tenant?**

Yes

---

**What is your connection to Wellington? (tick all that apply)**

I live in Wellington

---

**Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

Retain Councils City Housing through increased rates and borrowing

---

**If the Council did establish a Community Housing Provider, which option do you support?**

Option C

---

**If the council established a Community Housing Provider, do you agree with the council's preference for a community trust, rather than a company or limited partnership?**

Community Trust

---

**Full name:**

Ngapaki Heta

---

**Phone number:**

██████████

---

**Are you making this submission as an individual or on behalf of an organisation?**

Individual

---

**Are you a City Housing tenant?**

Yes

---

**What is your connection to Wellington? (tick all that apply)**

I live in Wellington

---

**Would you prefer the Council to retain City Housing through increasing rates and borrowing or by establishing a Community Housing Provider**

None of these options

---

**If the Council did establish a Community Housing Provider, which option do you support?**

None of these options

---

**Are there comments you would like to make about the changes to city housing options?**

Council can do better!!