Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Ordinary Meeting of Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee

Rārangi Take | Agenda

9:30 am Rāpare, 11 Paengawhāwhā 2024
9:30 am Thursday, 11 April 2024
Ngake (16.09), Level 16, Tahiwi
113 The Terrace
Pōneke | Wellington

MEMBERSHIP

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

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

AREA OF FOCUS

The Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee has responsibility for:

1) Long-term planning and annual planning.
2) Financial and non-financial performance oversight in relation to the long-term plan and annual plan.
3) Financial oversight.
4) Procurement policy.
5) Non-strategic asset investment and divestment as provided for through the long-term plan (recommending to Council where matters are not provided for in the long-term plan).
6) Council-controlled Organisation oversight and performance.
7) Council-controlled Organisation director review and appointments.
8) WellingtonNZ oversight and performance.
9) Approve asset management plans.

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

Quorum: 9 members

TABLE OF CONTENTS
11 APRIL 2024

1. Meeting Conduct

1.1 Karakia

The Chairperson will open the hui with a karakia.

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

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

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

1.2 Apologies

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

1.3 Conflict of Interest Declarations

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

1.4 Confirmation of Minutes

The minutes of the meeting held on 13 March 2024 will be put to the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee for confirmation.

1.5 Items not on the Agenda

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

Matters Requiring Urgent Attention as Determined by Resolution of the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee.

The Chairperson shall state to the hui:

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

The item may be allowed onto the agenda by resolution of the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee.

Minor Matters relating to the General Business of the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee.

The Chairperson shall state to the hui that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent hui of the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee for further discussion.

1.6 Public Participation

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

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

2. General Business

ADOPTION OF 2024 LONG-TERM PLAN CONSULTATION DOCUMENT

Kōrero taunaki | Summary of considerations

Purpose

1. This report asks the Kōrau Tōtōpū | Long-Term Plan, Finance and Performance Committee (Committee) to approve for formal consultation the draft 2024-2034 Long-term Plan. Formal consultation commences on 12 April 2024.
2. The contents for the final Long-term Plan will be recommended to Council by the Committee following it deliberations on 30 May 2024. Following deliberations Council will meet on 27 June 2024 to adopt the audited Long-Term Plan.

Strategic alignment with community wellbeing outcomes and priority areas

	Aligns with the following strategies and priority areas: ☒ Sustainable, natural eco city ☒ People friendly, compact, safe and accessible capital city ☒ Innovative, inclusive and creative city ☒ Dynamic and sustainable economy
Strategic alignment with priority objective areas from Long-term Plan 2021–2031	☒ Functioning, resilient and reliable three waters infrastructure ☒ Affordable, resilient and safe place to live ☒ Safe, resilient and reliable core transport infrastructure network ☒ Fit-for-purpose community, creative and cultural spaces ☒ Accelerating zero-carbon and waste-free transition ☒ Strong partnerships with mana whenua
Relevant Previous decisions	Outline relevant previous decisions that pertain to the decision being considered in this paper.
Significance	The decision is rated high significance in accordance with schedule 1 of the Council's Significance and Engagement Policy.

Financial considerations

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

3. There are considerable financial implications in approving of the draft LTP plan and budget, however there are no direct financial impacts of this report, approving a Consultation Document for consultation with the community. Financial implications of the 2024-34 LTP proposals are included in the draft consultation document for community feedback.

Risk

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

4. The proposed Consultation Document and supporting material aligns to requirements in the Local Government Act 2002.

Authors	Joy Volkerling, Senior Advisor, Planning & Reporting Geoffrey Coe, Principal Advisor Corporate Planning Amy Brannigan, Senior Advisor Planning and Reporting Raina Kereama, Manager Financial Planning and Policy
Authoriser	Baz Kaufman, Manager Strategy and Research Stephen McArthur, Chief Strategy & Governance Officer Andrea Reeves, Chief Financial Officer

Taunakitanga | Officers’ Recommendations

Officers recommend the following motion:

That the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee:

1) Receive the information.

Long-Term Plan 2024-2034 Consultation Document

2) Adopt the Long-term Plan 2024-2034 Consultation Document (Attachment 1) and submission form (Attachment 2)

Significant Forecasting assumptions

3) Agree to adopt the draft Significant Forecasting Assumptions (Attachment 3) as supporting documents for formal consultation alongside the 2024-2034 Long-term Plan consultation document.

Financial and Infrastructure Strategies

4) Agree to adopt the draft Financial Strategy (Attachment 4) as supporting documents for formal consultation alongside the 2024-2034 Long-term Plan consultation document.

5) Agree to adopt the draft Infrastructure Strategy (Attachment 5) as supporting documents for formal consultation alongside the 2024-2034 Long-term Plan consultation document.

Statements of Service Provision

6) Agree to the draft Statements of Service Provision (Attachment 6) and activity reports (Attachment 7 CAPEX and OPEX), as supporting documents for formal consultation alongside the 2024-2034 Long-term Plan consultation document.

Note: Draft Statements of Service provision details Council activities and the capital and operating expenditure for each activity area.

2024-34 10-year Plan Financial and Funding Policies

7) Agree to adopt the draft Revenue and Financing Policy (Attachment 8) as supporting documents for formal consultation alongside the 2024-2034 draft Long-term Plan consultation document.

8) Agree the proposed changes to fees and charges (Attachment 9) for formal consultation alongside the 2024-2034 draft Long-term Plan consultation document.

9) Agree to adopt the draft Rates Remission and Postponements Policy (Attachment 10) as supporting documents for formal consultation alongside the 2024-2034 draft Long-term Plan consultation document.

10) Agree to adopt the draft Rating Policy (Attachment 11) as supporting documents for formal consultation alongside the 2024-34 draft Long-term Plan consultation document.

11) Agree to adopt the draft Development Contributions Policy (Attachment 12) as supporting documents for formal consultation alongside the 2024-2034 draft Long-term Plan consultation document.

2024-34 Long-Term Plan Financial and Funding Statements

12) Recommend that it is financially prudent to have an unbalanced budget for the ten years of the Long-term Plan. This is due to not fully funding the depreciation on the water infrastructure assets until 2028/29, and not funding the depreciation on some other assets which are unlikely to be replaced.

13) Agree to adopt the Indicative Financial Statements and Statement of Significant Accounting Policies (Attachments 13 & 14) as supporting documents for formal consultation alongside the 2024-34 draft Long-term Plan consultation document.

14) Agree to adopt the draft Funding Impact Statements (Attachment 15) for formal consultation alongside the 2024-34 draft Long-term Plan Consultation Document.

15) Agree to delegate to the Mayor and Chief Executive the authority to make editorial changes to all above documents that may arise as part of the publication process.

Whakarāpopoto | Executive Summary

5. This report presents the 2024-34 Long-Term Plan Consultation Document (CD) and supporting documents for public consultation on the LTP starting 12 April. These documents reflect the decisions of the Long-Term Plan Committee on 9 November 2023,15 February and 13 March 2024.

6. Several changes to the Consultation Document and supporting information have been made as a result of the external audit. There have been no material changes to the options presented for consultation or the financial impacts of those options agreed by the Long-term Plan, Finance, and Performance Committee of 13 March 2024. Primarily changes have related to the addition of financial and non-financial supporting information to the detailed consultation options to assist reader understanding.

7. The suite of documents included with this report will be publicly available during consultation which opens on 12 April, 2024. Following consultation Council will make final decisions on the LTP which comes into force on 1 July 2024. Both the CD and the final LTP are externally audited and have an audit opinion. The supporting documents for consultation are reviewed by our external auditors (Audit New Zealand) with the CD having an additional layer of review by the Auditor General.

8. Both the CD and the final LTP are audited and are required to include a report on behalf of the Auditor-General which includes an opinion about whether the documents give effect to their purpose (as outlined in legislation) and the quality of the information and assumptions underlying the respective documents.

9. The external audit opinion was not available at the time of this report being distributed, however we intend for it to be available prior to the committee meeting on 11 April, with Audit NZ attending the meeting to present their report.

10. Apart from minor editorial changes there is now no scope for changes to the CD or supporting information if Council is to meet its consultation dates. Any delay of consultation would most likely have a flow-on impact on meeting our statutory deadlines for delivery of the LTP and could have implications for the timeframes to strike rates.

Takenga mai | Background

11. The proposed Consultation Document and supporting information are the result of a long-term planning process that began in 2021.

12. The LTP has been under development over the past twelve months (or more) through a series of workshops and meetings covering the various components of long-term planning. This has included the development of LTP Outcomes and priorities through community engagement across the city through April 2023 and the Citizen's Assembly run in October 2023. This early engagement feedback will also inform final deliberations on the LTP.

13. The basis for the financial and infrastructure strategies was workshopped early in 2023/24 and Council rating policies were reviewed and consulted on in September and October. The Committee also worked through a series of service level workshops in September and October leading to decisions on the capital programme in November 2023 and on level of service proposals in February 2024.

14. The 13 March Committee report brought together this work into the key components of the LTP for final review in advance of independent audit of the consultation document and underlying information.

Kōrerorero | Discussion

15. The Long-term Plan, Finance, and Performance Committee has reviewed and made a number of decisions relating to the draft Long-Term Plan budget and consultation document and supporting information in their meetings on 9 November 2023, 15 February and 13 March 2024. Following that review the CD and supporting information have been audited by our external auditors Audit New Zealand.

16. Audit New Zealand have identified a number of changes to our CD which have been incorporated in the final CD presented through this report. These changes have been mainly to increase the level of information provided on the key options for consultation. The inflation indices have also been updated which has resulted in some changes to the budget from year two on.

17. Given the tight timeframes for development of the CD and supporting documents, and their associated audit, Audit New Zealand's final opinion on our Consultation Document is not included in the Consultation Document attached to this report. Instead we plan for their opinion to be provided prior to the committee meeting with Audit New Zealand available to speak to their opinion alongside this agenda item.

Kōwhiringa | Options

18. Should the Council not approve the Consultation Document and supporting information, then the statutory timeframe for LTP consultation and adoption will not be met. There is now no opportunity to change or develop alternative budgets given statutory deadlines and requirements relating to audit and consultation. To do so will impact the Council's statutory ability to finalise and adopt a new Long-Term Plan by 1 July 2024.

19. The Committee will have further opportunity to review and make final changes to the draft plan and budget at LTP deliberations following consultation in May 2024.

Whai whakaaro ki ngā whakataunga | Considerations for decision-making

Alignment with Council's strategies and policies

20. The 2024-34 LTP package delivers on the nine 2024-34 LTP priorities agreed to on 17 August 2023. The items and issues that we are consulting are in scope with the new LTP's community outcome and the priorities.

21. The alignment of Council's strategies and priorities to LTP are outlined in the 15 February 2024 committee paper.

Engagement and Consultation

22. There has been community engagement early 2023 on the community outcomes and priorities, which was reported back to the LTP Committee on. In addition, we had the Citizen's Assembly which occurred in September/October 2023. The engagement feedback has been used to inform decision making on developing the draft budget and consultation document for the LTP. The draft LTP consultation plan was presented to the LTP Committee on 13 March 2024 which outlined the approach to comprehensive community consultation on the proposal in this paper.

Māori Impact Statement

23. Kaimahi from Mataaho Aronui are working with the Engagement team on bespoke engagement for hapori Māori and mana whenua, details were in the 13 March report.

Financial implications

24. There are considerable financial implications in approval of the draft LTP plan and budget for consultation. These implications are included in the draft consultation document for community feedback.

Legal considerations

25. The proposed Consultation Document and supporting material aligns to requirements in the Local Government Act 2002.

Risks and mitigations

26. The proposed Consultation Document and supporting material aligns to requirements in the Local Government Act 2002.

Disability and accessibility impact

27. The Communications and Engagement Overview was provided on the 13th March Committee meeting, which outlined the Council's approach to community consultation, including consulting with our Accessibility Advisory Group.

28. Accessible versions of the CD and other engagement material will be available, and there are multiple ways for the public to submit their feedback, including written, verbal, digital and hard-copy.

Climate Change impact and considerations

29. Climate change is an underlying assumption within the LTP and as a result the impact and considerations around climate change are embedded within the plans driving the LTP.

Communications Plan

30. A comprehensive communications plan has been developed for the Long-Term Plan and the plan for consultation on the LTP was reviewed at the LTP Committee meeting on 13 March 2024.

Health and Safety Impact considered

31. Planning for community consultation has included consideration of the Health and Wellbeing of staff who will be working within the community throughout the consultation period.

Ngā mahinga e whai ake nei | Next actions

32. Following adoption, formal LTP community consultation will commence on 12 April, 2024.

33. Following consultation, the contents for the final Long-term Plan will be recommended to Council by the Long-term Plan and Annual Plan Committee following its deliberations on 30 May 2024. Following deliberations Council will meet on 27 June 2024 to adopt an audited Long-term Plan.

Attachments

Tō mātou mahere ngahuru tau

Our 10-year Plan

2024–2034

Long-term Plan

Consultation Document

Contents

Kia ora | Welcome

Ko tō mātou matawhānui mō te anamata o *Pōneke: te pokapū auaha e ora tōnui nei te tangata me te taiao,* e whai ana kia tāone tainekeneke, tāone toitū, tāone ngangahau anō hoki. Me whakatakoto e mātou ngā tūporo ināianei hei tūāpapa mō te anamata.

Ko tā te mahere pae tawhiti he whakatakoto i te ara e taea ai tēnei whāinga. Ka whakatakoto i ngā whakaarotau mō ngā tau 10 e haere ake nei, ko ngā mahi ēnā, me ngā moni e utua ai ēnā mahi.

Our vision for the future, *Poneke: the creative capital where people and nature thrive*, is about creating a dynamic, sustainable and vibrant city. We need to put the building blocks in place now to lay the foundations for this future.

A Long-term Plan sets out how we will do this. It states our priorities for the next 10 years, including what we will do, how much it will cost and how we will pay for it.

What is this document?

This is our Consultation Document. It doesn't include an outline of every project coming up, instead it highlights the key challenges we are facing, what the practicable options are to help solve them and any cost implications. This plan has been created over the past 18 months and includes input from our community.

2023 ---→				2024 -----------We are here----------------------------→	↓		
April	**September**	**November**	**December**	**February**	**April**	**May**	**June**
• Outcomes and priorities community engagement	• Rating policies review community engagement • Citizens' Assembly	• Key decisions on levels of service	• Draft Budget	• Decisions on issues and budget for consultation	• Formal consultation with the community	• Community oral hearings • Final decisions on the plan and budget	• Final Long-term Plan is adopted

We want your feedback

Our plans and budgets are draft. We will be finalising them in June 2024. Before then, we need to hear from you. This will help the Mayor and Councillors who represent you to make their final decisions on behalf of the city.

How to have your say

There are four ways to let us know what you think:

- **An online submission** – via our website
- **By email** – email your submission using the form at the back of this document or online to: ltp@wcc.govt.nz
- **Drop off** – a submission form to one of the submission boxes at our libraries or service centre. The form can be printed from our website or collected from Arapaki Service Centre or a library.
- **By post** – completed forms can be returned by free post to Freepost 2199

Long-term Plan
PO Box 2199
Wellington 6140

Note: You can make an oral submission without providing a written submission first. Please contact us at ltp@wcc.govt.nz or by calling our contact centre on 04 499 4444 by 12 May 2024 to let us know if you want to do this.

The consultation will run from 12 April to 12 May 2024.

What happens next?

We appreciate the feedback we get, and we take time to consider it.

The Mayor and Councillors are given copies of all submissions. We also prepare reports on the submissions, so Councillors know how many there were and what the main themes and comments are.

If you wish to speak to your submission, please indicate that preference clearly when you make your submission. Our submission form includes a question on oral submissions.

The Mayor and Councillors are scheduled to adopt the final plan on Thursday 27 June 2024.

Is there more information?

No final decisions have been made, but all the supporting information that underpins this consultation document is available on our Long-term Plan website. This includes what projects are in and out of the budget, the changes to our fees and charges, all the policies relevant to the Long-term Plan, our draft financial statements, and the Financial and Infrastructure Strategies.

[Insert QR Codes/Links. For following documents: Financial Strategy, Infrastructure Strategy, Draft Revenue and Finance Policy, 2024/25 Fees and User charges, Draft Financial Statement, Draft DC policy.

Note: The 2024–34 Long-term Plan comes into effect on 1 July 2024. For information on the 2023/24 year, please see the Annual Plan: https://wellington.govt.nz/your-council/plans-policies-and-bylaws/plans-and-reports/annual-plan

Mayor’s welcome

I’m so proud to be a Wellingtonian. We have a great capital city with a lot of heart. Art, nature and diverse communities – it’s what makes the city such an amazing place to live, work and play.

But we’ve come to an important time in Wellington’s history. We must develop into a new, more liveable and resilient city for the future while responding to our current economic environment.

So this next 10-year plan (our 2024–34 Long-term Plan) is hugely important, and we are asking for your feedback on our key proposals and the budget which results in a rates increase in 2024/25 of 16.4% (after growth) with a further 1.6% increase for the sludge levy.

We know we have to strike the balance between investing in Wellington so our communities thrive while also responding to economic conditions being felt by councils all over the country. As a city, we need to make some tough decisions about what to prioritise while also picturing what our city can look like in ten years’ time and beyond. We have some major challenges, and we know times are tough for some right now. Our infrastructure is ageing – our water and transport networks need significant, ongoing and costly upgrades. We need to ensure our buildings are resilient, prepare for population growth with housing and transport, and act on climate change.

A priority that I’m sure we can all agree on is fixing our water infrastructure and pipes. We’ve significantly increased funding in this area recently, and this document proposes to spend a record $1.8 billion over the next 10 years. That’s a 68% increase from our last Long-term Plan and includes funding to roll out water meters.

Our environment also needs care and attention, and this is reflected in the Council’s Zero-Waste Strategy, as well as increased funding for climate resilience and tree coverage in our city centre. Our Zero-Waste Strategy aims to build a sustainable future through reusing, recycling and reducing waste. Something that could help this is a redesign of our rubbish and recycling collections. This draft plan takes the opportunity to assess our waste network so that it works better for us and our environment.

As with any Long-term Plan, we also need to consider our financial resilience. We must be adaptable and innovative in all areas and finance is no different.

The increasing risk of earthquakes and climate change-related disasters, and the increasing difficulties getting insurance cover, has massively changed the insurance risk that Council faces. As a result, $2.6 billion of our public assets like libraries, pools and waste systems can’t be covered by insurance. We also have a problem with our investment portfolio – it’s not diversified, and most of our investment assets are exposed to the same kind of risk. We must find ways to mitigate these risks and build our city’s resilience.

The proposal in this plan is to sell our minority shareholding in Wellington Airport and use this money to set up a new perpetual investment fund that will make green, ethical investments to return a dividend to the city, reduce our insurance risk, and diversify our investment portfolio.

This fund will be better placed to provide cash to help rebuild Wellington after a climate change-charged weather event or a major earthquake. I am under no illusions about how challenging this situation is and would like to hear your thoughts on this proposal.

This Long-term Plan represents a developing vision which will inform the next decade. I invite you to be part of the process and let us know what you think on all aspects of our work. Together, we can realise the aspirations of all Wellingtonians for our city.

Tory Whanau, Mayor of Wellington

Wāhanga 1: Te waihanga i te mahere | Section 1: Building the plan

Kei tēnei wāhanga | In this section

Kei tēnei wāhanga ngā mea kua tutuki nō te wā i te wā o te mahere pae-tawhiti ō mua, ko tō mātou matawhānui mō te tāone tēnā, me tētehi tirohanga whānui ki ngā whakamahere mō ngā tau 10 o muri mai.

This section includes our progress since our previous Long-term Plan, our vision for the city and a high-level look at what we are planning in the next 10 years.

I whea mātou | Where we have come from

Our plans don't start from scratch every three years, as each Long-term Plan (LTP) builds on the previous one. In our 2021 LTP, we set six priority objectives for the three years to now. Below are the highlights we have achieved against those priorities. The new priorities for the 2024 LTP are on page X.

For more information on these highlights, refer to our website or Annual Reports.

Highlights since 2021

1. **A functioning, resilient and reliable three waters infrastructure –** with improving harbour and waterway quality, and reducing water usage and waste.
   - Completed construction of the Omāroro reservoir.
   - Began construction of the new Moa Point Sludge Minimisation Facility.
   - Began the CBD Wastewater Pump Station and Rising Main projects.
2. **Wellington has affordable, resilient and safe housing** within an inclusive, accessible, connected, and compact city.
   - Adopted our new Spatial Plan and consulted on our new Proposed District Plan and completed the housing density planning requirements of the National Policy on Urban Development.
   - Completed the construction of the Araheke Harrison Street City Housing family units.
   - Transferred City Housing to a community trust provider to improve tenant affordability over time.
   - Opened 290 new Te Kainga affordable rental units in the CBD.
3. **The city's core transport infrastructure is a safe, resilient, reliable network** that supports active and public transport choices, and an efficient, productive and environmentally sustainable economy.
   - On track to complete 34.5km of walking, biking, and public transport improvements by the end of June 2024 through Paneke Pōneke, our bike network plan.
   - Made improvements for bus priority, including a bus lane on Adelaide Road and Kent and Cambridge Terraces.
   - Upgraded Seatoun Wharf and Karaka Bay Jetty.
4. **The city has resilient and fit-for-purpose community, creative and cultural spaces** – including libraries, marae, museums and community halls, where people connect, develop and express their arts, culture and heritage.
   - Strengthened and opened the St James Theatre, opened Tākina, our new convention and exhibition centre, and continued strengthening the Town Hall.
   - Completed the upgrade of Swan Lane, Garrett Street and Glover Park.
   - Began construction of Te Matapihi, the new Central Library.
   - Opened the new Frank Kitts Park playground.
5. **An accelerating zero-carbon and waste-free transition** – with communities and the city economy adapting to climate change, development of low carbon infrastructure and buildings, and increased waste minimisation.
   - Council greenhouse gas emissions fell by 44 percent between 2020/21 and 2022/23.

- Adopted our Zero Waste Strategy and Wellington Region Waste Management and Minimisation Plan.

6. **Strong partnerships with mana whenua –** upholding Te Tiriti o Waitangi, weaving Te Reo Māori and Te Ao Māori into the social, environmental and economic development of our city and, restore the city’s connection with Papatūānuku (nature).
    - Co-designed our new Tūpiki Ora Māori Strategy with mana whenua and Māori.
    - Continued to strengthen the role of mana whenua in weaving their cultural design narrative into the places and spaces of the city, including in the bike network.
    - Held an election in the new Māori Ward and appointed pou iwi from mana whenua to Council committees.

Ki whea haere ai mātou? | Where are we going?

Our vision for the future

We want Pōneke to be the creative capital where people and nature thrive, and we plan to make sure our decisions now help us achieve that future.

Central to this is our commitment to strong partnerships with mana whenua – *We are committed to Te Tiriti o Waitangi and strong partnerships with mana whenua. Tākai Here and Te Tiriti o Waitangi lay the foundation for everything that the Council does.*

Underpinning our vision are five intertwined community outcomes. These are aspirational statements.

Cultural Wellbeing: A welcoming, diverse and creative city	**Social Wellbeing:** A city of healthy and thriving whānau and communities	**Economic Wellbeing:** An innovative business friendly city	**Urban Form:** A liveable and accessible, compact city	**Environmental Wellbeing:** A city restoring and protecting nature

To help us achieve these goals, we asked what priorities we should focus on now to make sure we make progress towards them. In March to May 2023, more than 3,000 Wellingtonians gave us feedback that led to the nine below:

Nurture and grow our arts sector	Increase access to good, affordable housing to improve the wellbeing of our communities	Revitalise the city and suburbs to support a thriving and resilient economy and support job growth	Collaborate with our communities to mitigate and adapt to climate change	Fix our water infrastructure and improve the health of waterways
Celebrate and make visible te ao Māori across our city	Invest in sustainable, connected and accessible community and recreation facilities		Transform our transport system to move more people with fewer vehicles	Transform our waste system to enable a circular economy

These priorities have helped us shape this plan and make the hard decisions needed.

We are proud that this 10-year plan embeds five approaches to help guide the Council in all parts of our work – meaning that going forward we are committed to putting te ao Māori, accessibility, the climate, community engagement and effective delivery at the heart of the Council and your city.

Our plan for the next 10 years

We plan to invest **$4.8 billion** of capital expenditure (capex) to improve our city over the next 10 years and **$11.4 billion** of operating expenditure (opex) to run our services.

Economic and Cultural Wellbeing

- $213m of capex on our venues, museums and galleries, including $148m on the Town Hall.
- $122m of opex over 10 years in grants for our arts, cultural and economic communities

Nature and Climate

- $41.6m of capex on upgrading and renewing our Coastal, Town Belt and Reserves and Walkways infrastructure
- $12.8m of opex for Community Climate Resilience Fund
- $27.4m of capex on the Southern Landfill extension
- $29.4m of opex on waste minimisation programmes

Social and Recreation

- $82m of capex on our recreation facilities and services, including $12.4m to upgrade Grenada North sportsfields
- $97.7m of capex to finish construction of the new Te Matapihi Central Library
- $52m of opex over 10 years in grants for our social and recreation communities
- $289.7m opex on our social housing portfolio
- $584.6m of capex on renewing and upgrading our social housing units

Governance

- $35.8m opex over the 10 years for protecting our history through the City Archive
- $58.5m opex over the 10 years to provide help to our residents through the Service and Contact centres

Transport

- $1.1b capex on our transport network, including $110.9m on sustainable street changes through the Paneke Pōneke, our bike network plan, and $174.8m on our retaining walls, tunnels and bridges.

Urban Development

- $77.0m opex on our public spaces, including the Green Network Plan
- $141.8m capex on the Golden Mile

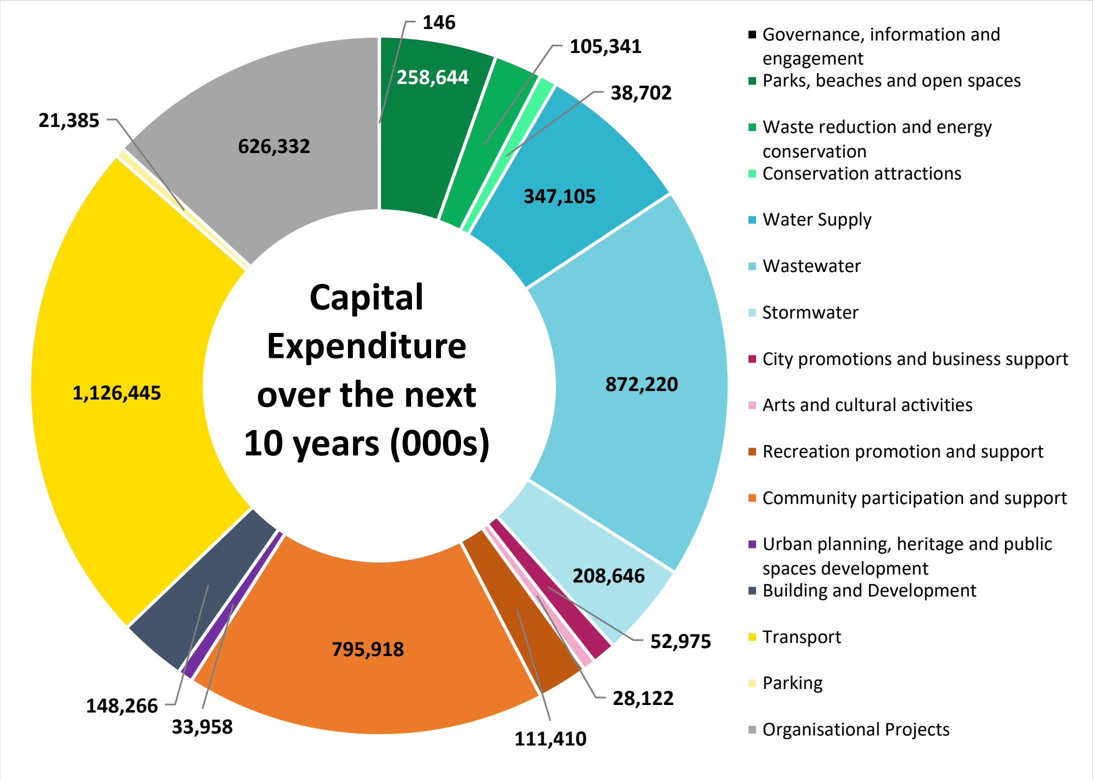
Regulatory and Compliance

- $40m opex on public health and safety monitoring and regulation

Three Waters

- $1.2b capex to Wellington Water on three waters upgrades and renewals
- $261.5m (total project cost $400m) capex on the Moa Point Sludge Minimisation Facility
- $676.7m opex to Wellington Water to deliver services and necessary repairs


Operating Expenditure over the next 10 years (000s)
261,061
649,215
524,662
109,254
1,389,326
1,372,735
593,239
659,265
323,649
742,410
1,359,554
363,952
369,622
90,487
1,892,575
246,403
442,165
Governance, information and engagement
Parks, beaches and open spaces
Waste reduction and energy conservation
Conservation attractions
Water supply
Wastewater
Stormwater
City promotions and business support
Arts and cultural activities
Recreation promotion and support
Community participation and support
Urban planning, heritage and public spaces development
Building and Development
Public Health and Safety
Transport
Parking
Organisational Projects


Capital Expenditure over the next 10 years (000s)
146
258,644
105,341
38,702
347,105
872,220
208,646
52,975
28,122
111,410
795,918
33,958
148,266
1,126,445
21,385
626,332
Governance, information and engagement
Parks, beaches and open spaces
Waste reduction and energy conservation
Conservation attractions
Water Supply
Wastewater
Stormwater
City promotions and business support
Arts and cultural activities
Recreation promotion and support
Community participation and support
Urban planning, heritage and public spaces development
Building and Development
Transport
Parking
Organisational Projects

11

Ā mātou i rongo ai | What we have heard

We have built this proposed plan with help from our community. In the past year we conducted specific Long-term Plan engagements on community outcomes and priorities in March – May 2023, on the review of our rating policies in September – October 2023 and conducted a Citizens' Assembly in October 2023.

Summaries of the information we have already received on this Long-term Plan are below with more information on our website.

Priorities for the Long-term Plan

We received 2,722 responses in this early engagement – a huge increase on the 327 responses to the similar engagement for the 2021 LTP.

The priorities that were consistently ranked highly by the community were:

- Improve resilience of pipes, roads and other infrastructure
- Improve city safety at night
- More funding for the arts and cultural sectors
- Better public transport infrastructure
- Make our cultural diversity more visible
- Upgrade suburban town centres
- Shift to an economy that creates less waste
- Improve the health of our waterways
- Prepare to withstand and adapt to climate change

The feedback from this stage was used alongside data and research to develop the priorities for the Long-term Plan that are outlined on page X. The full report of this stage is available on our website [link].

Rating Policy Review

As part of this Long-term Plan we have been conducting a review of our rating policies. This determines how we cut up the rates pie, not how much the rates are . We received 160 submissions during an engagement process where we asked about six proposed changes to our rating policies:

- Decreasing the commercial rates differential from 3.70 to 3.25
- Introducing a general rates differential of 4.5:1 on vacant land /derelict buildings
- Increasing the value threshold for properties with more than one land use from $800k to $1.5m
- Introducing a remission of general rates for Earthquake-Prone-Buildings (EPB) and targeted rates for both residential and commercial not-fit-for-purpose buildings
- Removing the first home builder remission
- Extending the current Māori freehold land remission policy to all types of Māori Land.

After receiving the feedback, Council is seeking further feedback on the following proposed changes as part of this document:

- Introducing a general rates differential of 5:1 on vacant land and for derelict buildings
- Increasing the value threshold for properties with more than one land use from $800k to $1.5m
- Increasing the rates remission for low-income ratepayers from $700 (GST inclusive) to a maximum of $800 (GST inclusive)

- Introducing a remission of general rates for Earthquake-Prone-Buildings (EPB) and targeted rates for both residential and commercial not-fit-for-purpose buildings
- Removing the rates remission for first home builders
- Extending the current Māori freehold land remission policy to all types of Māori Land.

More information on some of these proposals is available on page X, and all of the details are in the draft policies [link].

Citizens' Assembly

In September and October 2023, a Citizens' Assembly of 42 Wellingtonians met to deliberate on the following question and provide their perspectives to feed into Council decisions about the Long-term Plan:

We need to find a balance between what WCC could deliver, and what resource it has available, which is fair to everyone. How might we do this?

Sessions were facilitated to ensure all perspectives were heard, and subject matter experts were called upon to answer participants' questions and provide information to support the Assembly in developing its advice. During the final session, the Citizens' Assembly's advice to Council was presented to the Mayor, Councillors and members of the Council's Executive Leadership Team. The full advice is available here [link]. It includes 10 pieces of advice across the following areas:

- Investigating alternative revenue streams
- Capital expenditure
- Open space
- Housing
- Community funding
- Process

Wāhanga 2: Te horopaki o te mahere | Section 2: Background to the plan

Kei tēnei wāhanga | In this section

Kei tēnei wāhanga tētehi whakarāpopoto o tā mātou Rautaki Tūāhanga, Rautaki Ahumoni anō hoki, e tiro whāiti ana ki ngā take matua e pēhi nei i te tāone me te pānga o aua take ki ngā rēti, me ngā nama.

This section summarises our Infrastructure Strategy and Financial Strategy in more detail by outlining the key challenges facing the city and the impact they have on rates and debt.

What is an Infrastructure Strategy?

Our Infrastructure Strategy sets out the 30-year plan for maintaining and improving levels of service for three waters, waste, land transport, community services and open spaces. It's more comprehensive than previous versions. At a city and activity level, it provides a greater understanding of the challenges and options we have in planning and delivering our infrastructure.

What is a Financial Strategy?

Our Financial Strategy provides a guide against which to consider proposals for funding and expenditure. It provides transparency about the effects of our proposals on rates, debt, investments and the levels of service we expect to provide to Wellingtonians. It also lays out the financial limits that the Council plans to work within in respect to rates increases and borrowing.

Ngā take matua mō tā mātou mahere | Key issues for our plan

Our city is experiencing the impacts of earthquakes, the aftermath of the global pandemic, issues with our ageing three waters network, and climate change. Along with these are financial pressures, with higher inflation and increases in the cost of interest and insurance, as well as higher costs associated with asset ownership (for example, higher depreciation). We know our community faces many of the same cost pressures, meaning the ability to pay for these increasing costs is becoming more difficult. It is important for the Council to operate a sensible budget.

The biggest challenge for the Council is being realistic about what we can pay for and when. We own a lot of infrastructure that we need to maintain and upgrade (buildings, roads, pipes and more) and the costs of our assets are increasing every year. We also need to keep our budgets affordable and to have money available for future risks, such as responding to a natural disaster. This means the list of what we need to pay for is growing faster than our ability to pay for it.

To make sure we continue to work towards our vision for the future, the Council has rephased and reprioritised the work in our capital programme, with a focus on completing projects that we have started, looking after our existing assets, and meeting our regulatory requirements.

We are also seeking feedback on some changes to our services. These are outlined from page X.

The financial challenges we face are not limited to the 10 years of this plan. We also need to think about how we provide financial sustainability for the future. We are exposed because we cannot insure all our assets – we have a $2.6b gap in our insurance cover – so if there is a natural disaster we will not have sufficient funding to repair damage and rebuild our city. Further, all our investments are concentrated in Wellington International Airport Ltd shares or ground leases. This means if something were to happen to those assets, we could lose our investment revenue. We are looking to manage these risks through the establishment of a perpetual investment fund, which is detailed from page X.

The following section summarises our Infrastructure Strategy and Financial Strategy and how we are planning to face the current challenges to create a new, more liveable and resilient city for the future.

More detail is provided in our Financial Strategy and Infrastructure Strategy on our website [link].

Ngā take tūāhanga | Infrastructure issues

We all know that a city's infrastructure is crucial for residents to thrive and is often taken for granted. Poor infrastructure can have significant negative consequences on our city, affecting our environment, public health and safety, and community and business confidence.

However, dependable and future-proofed infrastructure is expensive and must be affordable, have benefits for future generations and meet the Council's other investment priorities.

In this plan, we've prioritised funding for three waters infrastructure, investigating our buildings and other assets to address significant earthquake prone issues, and responding to changing community demands.

We've identified five infrastructure challenges for this LTP, with more detail in our Infrastructure Strategy and Financial Strategy. These are significant problems that need long-term planning to solve them. There is no quick fix and these issues need funding across multiple years.

1. **Population growth and changing demand**

We need to future-ready our infrastructure to serve our growing and changing population, so that we can foster liveable, safe, low-emission neighbourhoods and travel.

2. **Ageing and declining condition of infrastructure**

Much of the city's infrastructure was built in waves when parts of the city were urbanised, including a sizeable portion that was built after World War Two. This means a lot of our infrastructure will reach the end of its life in the next 30 years.

3. **Mitigation and adaptation to climate change**

Our city's infrastructure, including transportation and waste systems, play a key role in where we live, how we move around, and the industries we support. However, as a steep coastal city with many of our emergency lifeline routes and other critical assets situated at or near sea level, the functioning of our city depends on our infrastructure adapting and being resilient to climate change.

4. **Earthquake hazards and earthquake prone buildings**

Wellington is built on shaky ground due to its location on an active tectonic boundary, and climate change makes things worse by causing land to sink and saturate the soil in low-lying areas. This combination increases the likelihood and severity of natural disasters in the city.

5. **Affording and delivering better infrastructure**

The costs of maintaining, operating, renewing, and upgrading infrastructure are big and have been increasing quickly since the COVID-19 pandemic. Obtaining the funds to improve our infrastructure is also becoming challenging as the costs increase. Local government funding is therefore a pressing issue and councils are working with central government to address the funding issues and find a sustainable system for the future.

We also recognise that we have not consistently delivered the planned infrastructure programme each year. So, to ease the increase in everyday costs, and to have a programme that can be fully delivered, all the individual budgets included in the draft Long-term Plan have been scrutinised and refined. The focus has been on ensuring we're delivering core services. A key part of ensuring deliverability includes a focus on budgeting for 75% renewal spending – (a like-for-like replacement of an asset, for example road resealing, see page X for more information).

Responding to the challenges

There are five principal options for addressing our infrastructure challenges in the long-term that are outlined in the Infrastructure Strategy:

- Prioritising growth areas;
- Targeting emissions reductions to the greatest gains and operational efficiency;
- Growing our understanding of climate impacts and adaptation costs;
- Managing the overall asset portfolio better through strategic rationalisation; and
- Prioritising the interventions and work programme for affordability

Of the options above, the two that apply to all our infrastructure issues are the strategic management of our assets, and prioritising the right things at the right time.

We cannot afford to continue maintaining, operating, and renewing all our assets in as we have in the past. For example, it is no longer sustainable or affordable to keep adding more assets. Therefore, we must pause and reset. This means taking a careful look at all our assets and conducting strategic reviews.

Financial affordability for both the Council and ratepayers means that we must focus on doing the right things at the right time in the most cost-effective way whilst deliberately managing risk. We will prioritise non-asset solutions to maximise the use of our assets and deliver value for money and operational efficiency.

Key infrastructure

- 2,757km of pipes across our three waters network
- 105 three waters pump stations
- Two wastewater treatment plants (Moa Point and Kārori)
- The Southern Landfill, Capital Compost, the Tip Shop and Recycle Centre
- 904km of footpaths
- 19,000 streetlights
- 700km of roads, with 40km of bike lanes, 8km of bus priority lanes and 2km of bridges and tunnels
- 200 seawalls
- Buildings and grounds for various cultural and sporting activities including the Town Hall, Tākina, TSB Bank Arena, Te Whaea National Dance and Drama Centre, Sky Stadium, Basin Reserve and City Gallery
- 275 social housing buildings
- 4,305ha of parks, reserves and beaches
- 387km of walking and biking tracks
- Botanic Gardens, Berhampore Golf Course, Berhampore Nursery, Clyde Quay Boat Harbour and Evans Bay Marina.
- 44 natural and 11 artificial sportsfields
- 4 cemeteries
- 108 playgrounds
- 7 Skate parks
- 277 community facilities including: 7 swimming pools, 12 libraries, 5 recreation centres, 25 community centres, 1 marae, 13 community spaces in Council housing buildings, and 83 public toilets

What you said

In the previous LTP, we asked you about building a new sludge facility to start reducing our waste and increasing the investment in our three waters network. Fixing the pipes and eliminating waste have been key messages from the community in many engagements since then, and we agree.

During our engagement on priorities in 2023, improving the resilience of our pipes, roads, retaining walls and other infrastructure was the top priority.

"A significant investment for water services, resilience and to uphold Te Mana o Te Wai for the next decade should be the most important ambition our council has."

The 2023 Citizens' Assembly deliberated on the Long-term Plan and provided 10 pieces of advice to the Council. One of its pieces of advice was:

We advise that, within funding constraints, the Council prioritises:

- *looking after the assets we've got before building or acquiring new*
- *the most cost-effective way to look after their existing assets.*

Have your say!

This year we want to hear what you think about two key proposals that will help us achieve better infrastructure outcomes for the city.

- Increasing investment in our three waters network.
- Investing in changes to our waste collection infrastructure to reduce waste.

See Section 3 from page X for more details.

Ngā tareka ā-utu me ngā tūraru | Financial affordability and risks

17

Affordability

Affordability is a challenge both the Council and residents of the city are facing. The economic and community operating environment has changed dramatically since the Council prepared its 2021–31 LTP. We are operating in an environment of high inflation and high interest rates. Borrowing costs have also increased steeply since 2021. Insurance premiums continue to rise while access to insurance for many of Council's assets is becoming more difficult. Put simply, everything we do is costing more to deliver. For residents, the ability to pay more rates is limited, and the Council will need to find ways to deliver our services in a more constrained funding environment.

We have created a budget that results in a rates increase in 2024/25 of 16.4% (after growth) and an average annual increase over the 10 years of the plan of 7%. The sludge levy, which is in addition to general rates, will be introduced from 2024/25 and is a further 1.6% increase (average annual increase of 3.6% over the 10 years of the plan). The Council has set an average rates increase limit of between 5-8% (excluding sludge levy) over the ten years of the Long-term Plan. The graph of the proposed rates for the 10 years of the plan is on page X.

We have tried to propose a fair and balanced draft budget that deals with the critical issues and keeps our city moving forward.

More information about our draft budget and how it was created is available in the Financial Strategy [link].

Funding issues

Local government has a narrow range of tools for funding projects and every day costs. Most of our operating revenue comes from our residents through rates, or fees and user charges, and our capital investments are paid for through debt. We also receive some funding for projects from NZTA Waka Kotahi. There is significant uncertainty about the level of funding from NZTA. In creating this plan, we have made some assumptions on the level of subsidy that may be available. This may need to be revised once the NZTA funding is finalised. If the funding is less than expected, we may need to look at altering our capital programme.

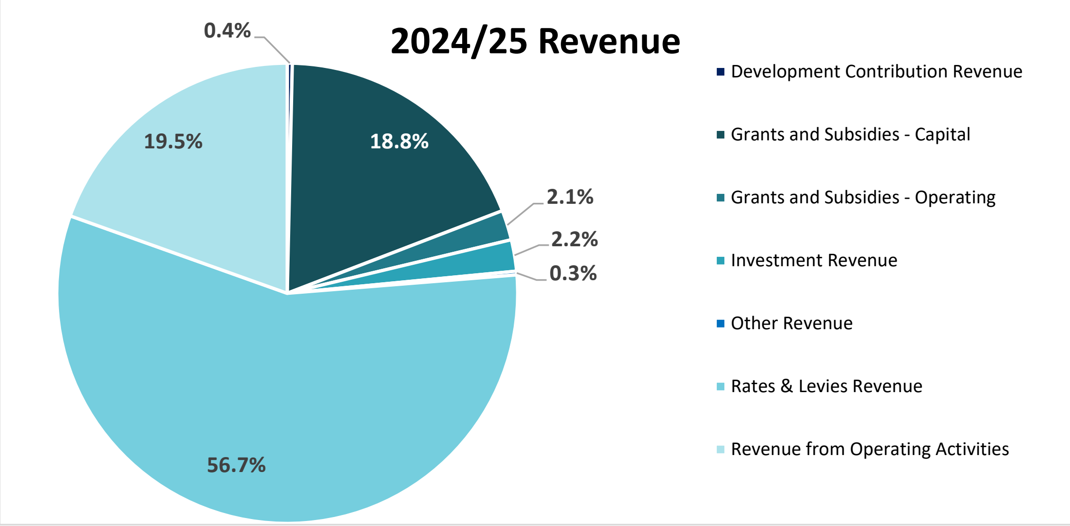
We have been able to access funding through the Infrastructure Funding and Finance Act 2020 for the new Moa Point Sludge Minimisation Facility. Getting a loan for this asset via this central government pathway means we don't increase our debt directly, but it will still impact ratepayers through a levy on rates bills from August 2024 (1.6% increase in 2024/25). More information about this project, including the levy and how it is funded, is available here: Projects – Moa Point sludge minimisation facility – Wellington City Council and the projected levy is included in the rates graph on page X.

All of our budgets are linked – increasing our debt also increases the operating costs for paying it back, including the cost of interest. Therefore, we need to balance having a city we can all enjoy, with the ability of our residents to pay rates.

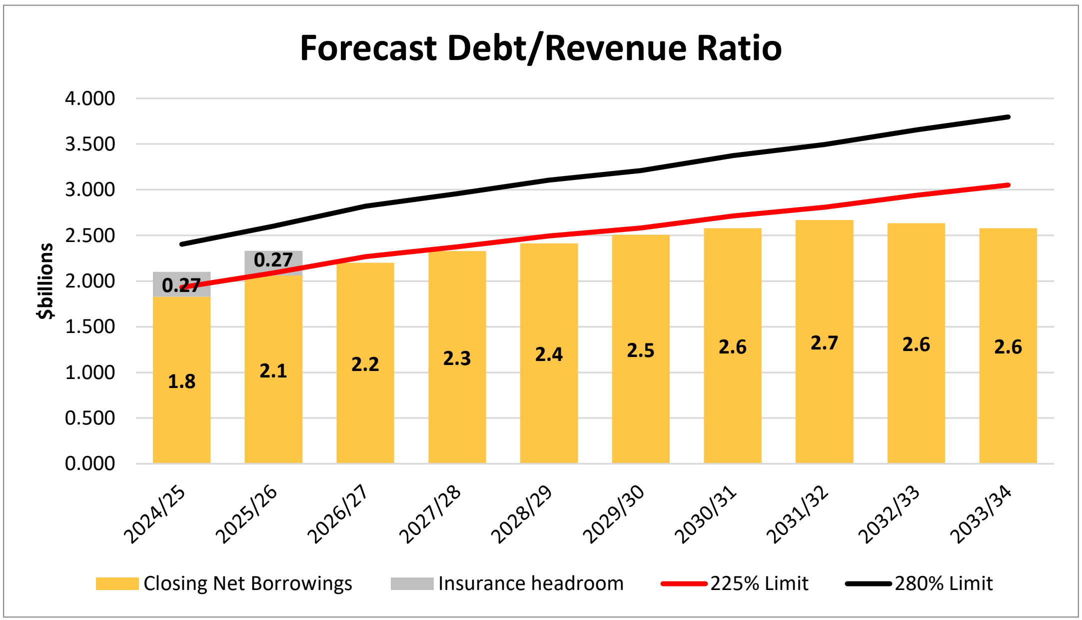
The Council has reviewed its balance sheet (what we own and owe) and identified that it is not sufficiently resilient and is overly exposed to certain risks. Some of this is because of the limited sources Council has for funding. This has significant implications for our long-term financial position and action is required to address this.

Part of the advice from the 2023 Citizens' Assembly was for Council to diversify revenue streams and to advocate to central government for changes to reduce the burden on ratepayers. This work is underway and the decision to set up a Perpetual Investment Fund is part of that. See page X in Section 3 for more detail.

In the meantime, we have prepared our Financial Strategy and budgets based on operational money coming from the following areas:



The Council's net debt is expected to increase to $2.6 billion by 2033/34. The forecast shows the Council will exceed its debt to revenue limit of 225%, for the first two years of the plan. However, our limit has included a provision of $272m for insurance. This amount was set in the 2021–31 LTP and reflected the gap in insurance coverage available to the Council. The current financial strategy retains the insurance headroom for the first two years of the plan, but from Year 3 assumes the establishment of the Perpetual Investment Fund will mitigate some financial and insurance risks.

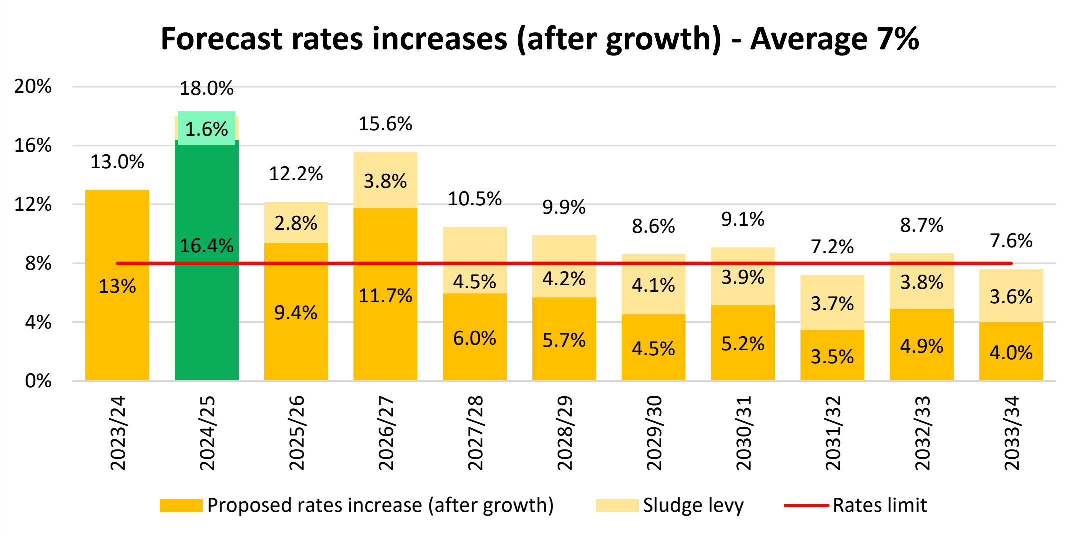


Ensuring fairness

Everyday costs should be paid for from everyday revenue. If we fail to achieve this, the everyday costs are funded by increasing debt. This means existing ratepayers are not paying for some of the services and amenities being provided to them. This is like using a loan to pay for everyday costs – sometimes it's

19

needed in an emergency, but it puts pressure on future budgets when the money needs to be paid back. This is neither prudent nor sustainable.



Increasing costs

As mentioned in our Infrastructure Issues section on page X, we have gone through the budgets included in in this plan to make sure we are successfully delivering our important services. This has included initiatives to find cost savings, look for where we can be more efficient and if we need to change the levels of service we provide. The review has resulted in several proposals for changes to service levels to manage costs and the key ones are detailed from page X.

Section 100 of the Local Government Act 2002 requires that a local authority must ensure that each year's projected operating revenues are set at a level sufficient to meet that year's projected operating expenses. For the first three years of the LTP the council has a balanced budget, and for years four to ten there is a minor imbalance.

To keep the costs to our residents down, we will not be using rates to fully fund depreciation (the cost of looking after our assets) on three water assets due to the revaluation on 30 June 2022 which saw a significant increase in the value of our water assets. We will move towards fully funding depreciation on water assets by 2028/29. We are also proposing to not fund depreciation costs on some of our other assets which are unlikely to be replaced.

While the Council is forecasting a balanced budget in the first three years of the long-term plan, it is important to note the Council is recognising significant revenue in those years to fund the sludge minimisation project. If this funding was not included, the Council would not be setting a balanced budget for those years of the plan.

Deferral of renewal spending

The Long-term Plan capital expenditure programme includes only a proportion of the required renewal investment for our infrastructure based on our asset planning. This will result in some assets not being renewed at the time they should be. This is a 10-year decision, with a need for a catch up to happen over years 11-20 of our asset management plans.

To reduce spending, we will seek value-for-money options through good procurement practices and we will review our programmes to identify more cost-effective options. For some areas there is low risk of this reduced spending resulting in a lower level of service, but in Transport, Property, Housing and other community assets we are planning to defer 25% of the renewals spend. This carries some risk that the levels of service experienced by the community will be lower than planned. For example, this could involve a greater use of chipseal rather than asphalt. This risk can be reduced by having confidence in the condition data of our assets. We will prioritise renewals where the greatest need is, such as, for safety and resilience reasons.

This approach has not been applied to the three waters network. The funding for three waters is outlined for feedback in Key proposal 1: Investing in our three waters network.

The table below shows the total cost of capital projects over the 10-year period of the 2024-34 Long-term Plan categorised by type of expenditure. We have split out our top four key areas of spend – the three waters network and our transport network. Further details on our plan for the next 10 years is from page X.

Capital expenditure	Renewals	Upgrades	Growth	Total
Activity Group	**($000s)**	**($000s)**	**($000s)**	**($000s)**
Water supply	168,264	177,164	1,677	347,105
Wastewater	394,367	470,124	7,729	872,220
Stormwater	53,014	153,954	1,677	208,646
Transport	465,542	290,287	370,616	1,126,445
Other Activity Groups	1,480,717	627,655	112,829	2,221,200
Total Capital Expenditure	**$2,561,904**	**$1,719,183**	**$494,529**	**$4,775,617**

What you said

In the recent 2023/24 Annual Plan consultation and the engagement on Long-term Plan priorities in April and May last year, we heard that our city is struggling with increases in the cost of living and that affordability is a key issue.

“Set a budget that we can afford and stick to it. Some things have to be left out in the meantime.”

"Council needs to focus on Fixing Infrastructure, the cost-of-living crisis, Helping local business and making the streets safe again. You need to keep rates down too.”

The 2023 Citizens’ Assembly deliberated on the Long-term Plan and provided 10 pieces of advice to the Council. Two of its pieces of advice were:

We advise that the Council review its capital expenditure programme by prioritising spend and spreading capital expenditure over a longer period based on availability of funds.

We advise that the Council:

- *needs to increase diversity of revenue streams – current and new – with the end goal of reducing the percentage of funding from rates*
- *advocates to Central Government for changes to legislation to enable the Council to access alternative revenue streams*
- *considers investments and partnerships so as to best use resources to supplement rates revenue.*

Have your say!

This year we want to hear what you think about a key proposal that will help us reduce our risks to achieve better financial outcomes for the city.

21

- Manage insurance and investment risks: create a perpetual investment fund through sale of airport shares

See Section 3 from page X for more details.

Wāhanga 3: Ngā marohi mō te mahere | Section 3: Proposals for the plan

Kei tēnei wāhanga | In this section

Kei tēnei wāhanga ngā marohi matua e toru e toro nei kia whai whakahokinga kōrero, kei ia marohi ētehi kōwhiringa me ōna pānga ahumoni.

This section includes the three key proposals that we want your feedback on, and each one has a set options of which includes the financial impact.

What is guiding our proposals?

The challenges outlined in Section 2, and further in our Financial Strategy and Infrastructure Strategy, state what we are up against. We have had to make some extremely hard decisions about what is in and out of the budget. However, we believe we need to continue to plan for a strong city – one that can cope with anything. This means investing now to ensure our people and natural environment continue to thrive.

Therefore, as part of this plan, we have made choices about what we are able to pay for and when. Now it's your turn to tell us what you think.

Marohi matua 1: Te pūtea penapena mō tō mātou whatunga ki te mana o te wai | Key proposal 1: Investing in our three waters network

The purpose

We know that fixing our three waters network is a top priority for the community. The three waters network is a core service for the Council to deliver, but our network, as well as that of the region, is not performing as required due to its overall age and under-investment issues.

We want to get back to having a well-functioning three waters network, but this is going to take time and years of investment. This is not a quick fix.

We significantly increased funding for three waters as part of the 2021-31 LTP, with a capital programme of approximately $679 million over the 10 years of that plan. This was 41% more than in the previous LTP.

Since 2021, we have further increased the annual operational funding each year, with an additional $29m of operational funding to find and fix leaks.

Over the past three years, we have found out more about the state of our pipes and what it is going to take to fix them. Inflation has also impacted on how much we need to spend. The key issues are:

- Approximately 43% of our pipes are due for renewal in the next 30 years.
- Investment has increased, however there is a growing backlog of leaks to be fixed.
- About 44% of the region's drinking water is lost through leaks.

We have worked with our contracted water services provider, Wellington Water, to create three options for how we could invest in our network over the next decade.

The options

Council's preferred budget is shown in Option C. This is an increase in the total capital funding for the three waters network (excluding the sludge minimisation facility) – from $679 million over 10 years in the 2021 Long-term Plan to $1.2b over 10 years in this plan.

Option C includes operational funding of $676.7m (excluding other operating costs (e.g., depreciation, interest) over the 10 years of the Long-term Plan. This makes up 2.5% of the proposed rates increase. Options A and B would result in lower overall rates increases due to lower levels of operating funding being provided to Wellington Water.

It is important to note that the level of funding to Wellington Water is still below the required level to address all network issues, and below the recommended maximum deliverable level of funding presented by Wellington Water ($1.8b capex and $700m opex over 10 years).

Increasing to the maximum level of investment would cost more than the community can afford. Further work is required with central government and the other Councils in the region to review the model for three waters infrastructure management, so that a higher level of funding can occur in future. More information on the future of three waters management and funding is on page X.

We also have other financial challenges coming up in the future, especially with our earthquake prone buildings, so we need to retain the ability to scale up our investment over time and respond to those issues. This is consistent with our draft Infrastructure Strategy and Financial Strategy.

Tell us what your preferred option is for our three waters network in your submission.

<table>
<tr><th>Options</th><th>Overview</th></tr>
<tr><td>A</td><td>
<u>Investment of $615.1m opex and $896.7m capex</u>
Operational funding: $55.0m per year ($615.1m over 10 years)
This is continuing the level of funding for the three waters network at 2023/24 funding levels, with increases for unavoidable cost escalations at the Treatment Plants and for monitoring and operational activity.
Capital funding: $896.7m over 10 years
This option includes the following capital expenditure projects:
1) Wrights Hill drinking water reservoir seismic improvements
2) Some Very High Critical Asset reservoir water quality renewals
3) Stormwater Improvements
4) CBD Pump station rising main programme:
5) Karori Effluent Pipeline Remediation
6) Wastewater Renewals of some critical assets at the Moa Point and Western Wastewater Treatment Plants
7) Planned and reactive network renewals across all waters
8) Partial funding of water pressure management
9) Reactive renewal of existing assets
Level of service and risks: This option is below Wellington Water and the Council’s recommended level of funding and would lead to regulatory non-compliance (with legal risks), increased water leaks and a growing backlog of deferred renewals and upgrades across the three waters network. Water supply risks would remain, and other critical network risks would remain unaddressed. Growth in the network to support the District Plan would remain unfunded for the full 10 years of the LTP.
<table>
<tr><th>Operating Costs & Rates impact (Year 1)</th><th>Debt impact (10 years)</th></tr>
<tr><td>
<table>
<tr><td>Wellington Water*</td><td>Total Water</td></tr>
<tr><td>Drinking water $191.2m</td><td>Drinking water $1.36b</td></tr>
<tr><td>Wastewater $362.9m</td><td>Wastewater $1.33b</td></tr>
<tr><td>Stormwater $61.0m</td><td>Stormwater $566m</td></tr>
<tr><td>Total $615.1m</td><td>Total $3.25b</td></tr>
</table>
*Excludes other operating costs (e.g., depreciation, interest)
Rates impact: 0.91% rates increase over last year. This option would be a decrease in the proposed 16.4% overall rates increase
</td><td>Total: $1.12b
Drinking water $266.8m
Wastewater $469.5m
Stormwater $160.4m
Sludge minimisation $261.5m</td></tr>
</table>
</td></tr>
<tr><td>B</td><td>
<u>Investment of $617.5m opex and $1.0b capex</u>
Operational funding: $55.0m per year + $2.4m in Year 1 ($617.5m over 10 years)
</td></tr>
</table>

<table>
<tr><th>Options</th><th>Overview</th></tr>
<tr><td></td><td>
This is the same level of operational funding as in Option A, but with the addition of $2.4m in the first year of the plan that will be ring-fenced for the planning and design work for water meters. If approved, these would be rolled out from 2027/28.
Capital funding: $1.0b over 10 years, including $143.6m for water meters from Year 4
This option includes the same capital expenditure projects in Option A, plus $143.6m from year 4 to deliver the meters. How, or if, these will be implemented will be based on the business case and formal consultation with the community ahead of any decisions.
Level of service and risks: This option has the same risks as those outlined in Option A, including that growth in the network to support the District Plan will be unfunded and that some required renewals and upgrades across the three waters will remain underfunded. Rolling out water meters will reduce some of the medium and long-term risks to water supply by making leaks easier to identify, reducing demand for water, and managing water loss in the network. However, installing water meters without also investing in other initiatives will not address the acute or long-term water shortage issue.
<table>
<tr><th>Operating Costs & Rates impact (Year 1)</th><th>Debt impact (10 years)</th></tr>
<tr><td>
<table>
<tr><td>Wellington Water*</td><td>Total Water</td></tr>
<tr><td>Drinking water $193.6m</td><td>Drinking water $1.37b</td></tr>
<tr><td>Wastewater $362.9m</td><td>Wastewater $1.33b</td></tr>
<tr><td>Stormwater $61.0m</td><td>Stormwater $566m</td></tr>
<tr><td>Total $617.5m</td><td>Total $3.27b</td></tr>
</table>
*Excludes other operating costs (e.g., depreciation, interest)
Rates impact: 1.39% rates increase over last year. This option would be a decrease in the proposed 16.4% overall rates increase
</td><td>
Total: $1.3b
Drinking water $309.6m
Wastewater $544.7m
Stormwater $186.1m
Sludge minimisation $261.5m
</td></tr>
</table>
</td></tr>
<tr><td>C*

Preferred</td><td>
<u>Investment of $676.7m opex and $1.2b capex</u>
This option is preferred by the Council as it is the greatest level of investment that is affordable within Council’s current financial constraints.
It will help to address some of the drinking water network issues in the short to long-term with additional operational funding for short-term work to address water leaks as well as initiatives, such as water meters, to address water supply over the medium to long-term.
Our capital expenditure in this option is has been prioritised toward the most critical wastewater network risks.
Operational funding: $60.3m per year + $2.3m in year 1 ($676.7m over 10 years)
This option includes a modest increase in operational funding over the money provided in 2023/24. It is the maximum affordable budget for the Council.
Capital funding: $1.2b over 10 years, including $143.6m for water meters from Year 4
This option includes the same capital expenditure projects in Option A, plus $143.6m from Year 4 to deliver the meters as in Option B. How, or if, water meters will be implemented will be based on the business case and formal consultation with the community ahead of any decisions.
Plus the following additional projects:
1) Golden Mile opportunistic renewals
</td></tr>
</table>

<table>
<tr><th>Options</th><th>Overview</th></tr>
<tr><td></td><td>
2) Bell Road and Moe-i-te-Ra Reservoirs from Year 9
3) Eastern Trunk Wastewater Main – Stage 1 Airport cargo area pipe
4) Airport wastewater interceptor contingency pipe

Level of service and risks: This option includes reducing the investment in stormwater and wastewater network renewals in Years 8, 9 and 10 by $83m. The funding has been moved forward and reprioritised to address some critical risks such as the most critical section of the wastewater Eastern Trunk Main. This means the required waste and storm water renewals and upgrades would remain under-funded in this option, with ongoing risks as a consequence.

The primary focus of this option is improving the performance of existing infrastructure. Investment across the three waters network to support population growth will be a focus for the 2027 LTP.

This is still a lower level of investment than is required in three waters and will require focused work on identifying alternative models for water management in the Wellington region to enable an increased level of funding to occur in the future.

<table>
<tr><th>Operating Costs & Rates impact (year 1)</th><th>Debt impact (10 years)</th></tr>
<tr><td>
<table>
<tr><td>Wellington Water*</td><td>Total Water</td></tr>
<tr><td>Drinking water $252.8m</td><td>Drinking water $1.39b</td></tr>
<tr><td>Wastewater $362.9m</td><td>Wastewater $1.36b</td></tr>
<tr><td>Stormwater $61.0m</td><td>Stormwater $579m</td></tr>
<tr><td>Total $676.7m</td><td>Total $3.33b (2021/31 LTP $1.7b)</td></tr>
</table>
*Excludes other operating costs (e.g., depreciation, interest)

Rates impact: 2.50% rates increase, which is included in the proposed 16.4% rates increase
</td><td>
Total: $1.4b (2021/31 LTP $679m)
Drinking water $347.1m
Wastewater $610.7m
Stormwater $208.6m
Sludge minimisation $261.5m
</td></tr>
</table>
</td></tr>
</table>

27

Marohi matua 2: Te kohi para me ngā panoni pūtea tautoko | Key proposal 2: Waste collection and funding changes

The purpose

We know that Wellingtonians care deeply about our city's environment. Reducing the city's waste is critical to achieving a more sustainable future and will help us to reduce our emissions.

The Council's He anamata para kore mō Pōneke Zero Waste Strategy [link] aims to reuse materials and products for as long as possible in the city (a circular economy) and has the following targets:

- Reduce total waste to landfill by 50% by 2030
- Reduce per capita kerbside waste to landfill by 40% by 2030
- Divert 50–70% of organic waste from landfill by 2030
- Reduce biogenic methane emissions by at least 30% by 2035

We have an opportunity to make changes now because our current waste collection contract expires in June 2026, and the age of the current trucks means a new fleet will be part of the new contract. Collections trucks are specially made and can take more than a year to arrive once we order them.

At the moment, Council operates a user pays bag system for rubbish that is used by about 40% of the city, with the rest using a private rubbish service. We also provide a recycling wheelie bin or bags to all households and a 45L glass crate.

Therefore, for this Long-term Plan it's time to talk trash.

The organic opportunity

Food scraps and garden waste are at the heart of our waste problem. They make up about 58% of what households put in their rubbish. Currently 23,000 tonnes of organic waste goes to the Southern Landfill every year. We divert 5,000 tonnes, but to meet our 2030 targets, we need to divert at least another 11,500 tonnes. Organic waste that is buried in landfill generates methane as it breaks down, so capturing and processing this material will reduce emissions.

That's why, instead of just rolling over our waste contract or going with the same service, we want to introduce a kerbside organics collection for Wellingtonians. Many other councils have already made this change.

If we introduce this new service, we need suitable processing facilities to be available to turn the organic material into beneficial products. We are collaborating with Hutt City Council and Porirua City Council on options for a regional solution to share costs and get the best value for money for our communities. We are also working to obtain central government funding to help establish this service.

Waste collection services work together to influence how people use them and how much waste is diverted. A change to one part of the system means we need to look at the rest – should we have wheelie bins for rubbish? Are our recycling bins big enough? Do we want a different collection method for glass?

Any changes will be implemented from 2026 and more details will be communicated as plans are finalised in the next two years.

The options

We are proposing options in two areas:

1. Rubbish and Organics

Our preferred option is a rates-funded rubbish wheelie bin that will be collected fortnightly, combined with a rates-funded weekly organics service for food scraps and garden waste (Option F).

2. Recycling and Glass

Our preferred option is providing a bigger 240L fortnightly recycling wheelie bin and retaining our 45L fortnightly glass service (Option C).

These options are our preferred options because they will result in the highest amount of waste to be diverted from the landfill and the greatest reuse of materials and products for as long as possible.

Details and notes on all the options are below, including the proposed introduction of a new targeted rate for our rubbish and organics collection.

Tell us what your preferred option is for our waste collections in your submission.

Notes on the proposed options

The following information should be read in conjunction with the options for both Rubbish and Organics, and Recycling and Glass.

Introducing the new services

- Due to Wellington's streetscape, some households cannot safely use a wheelie bin collection service because this will create traffic delays or obstruct footpaths. These households will still use bags for rubbish and recycling, with a glass crate and a 23L food scraps only bin (if the service is introduced). We will review the households that currently receive recycling bags to see if any can safely switch to wheelie bins.

A targeted rate for rubbish and organics

The proposed new rubbish wheelie bin and organics collection services will be funded using a mandatory targeted rate, which is likely to be a flat fee for all households that can receive the services. A mandatory targeted rate is needed because the revenue from landfill fees isn't enough to fund organics on top of recycling.

Notes on the targeted rate:

- A general rate is not appropriate as commercial properties will be charged but not receive any benefit from the service.
- Households will not be able to opt out of the proposed targeted rate. This will ensure the service is cost effective and no household is disadvantaged (e.g. it avoids the risk of landlords choosing to opt out, leaving renters to arrange their own service).
- The targeted rate will not apply to any property that cannot receive any Council collection service. Some households cannot receive the services because their bins need to be collected from private land – this is the same as the current waste service. These are mostly on private roads or part of an apartment or townhouse complex. Council will consider collection options for these properties in future.
- Properties in the central city will continue to receive daily rubbish collection and weekly recycling collection.

- The Council is exploring whether to offer alternate bin sizes for residents to choose from, with the associated final targeted rate costs reflecting the bin size. This will make the service more affordable for households that already produce very little waste and will accommodate larger households.

Option costs

- The costs for any additional operating expenses for the new collection services, the new targeted rates and any associated debt for the options are provisional and presented as a range because these services will not be put in place for two years.
- The status quo options may have some cost increases when the new contract is negotiated, and the cost ranges provided reflect this.
- All of the cost estimates are based on the best information currently available for similar services around the country.
- Operating costs are in addition to what is currently budgeted to run the Council waste collection – the difference in cost from introducing the new services.
- Recycling and glass collections will remain fully funded through a levy included in the landfill fees.
- The debt for this proposal is to fund any new bins needed and for our potential contribution to a regional organics processing facility. The amount provisioned for in our budgets is the highest estimate for these proposals. However, the final amount of capital expenditure needed, and therefore debt, would be dependent on a comprehensive procurement process and the negotiation of the new waste collection contract. Any changes to the proposals will be consulted on through relevant Annual Plans.
- There is the potential for the debt impact of these proposals to be $0m. An example would be if a waste management company purchased any new bins or funded the construction of a new organics processing facility and then charged the Council an annual fee. This would then increase the mandatory targeted rate. All options will be considered as the project develops. Further consultation will likely occur if we proceed with a change.

Rubbish and Organics

We are proposing to change our rubbish collection to wheelie bins and to introduce a new organics service. This change means we will move to a fortnightly rubbish collection.

<table>
<tr><th>Option</th><th>Collection</th></tr>
<tr><td>A</td><td>Weekly 50L rubbish bags and no organics collection – status quo.
Estimated material diverted from landfill: none
Estimated reduction in emissions from landfill: none
<u>What this means</u>
Worker safety – bags have the highest risk of injury
Private rubbish service – can be used instead of the Council service
Truck movements – multiple trucks per week from private and Council rubbish collectors
If the number of people using Council rubbish bags continues to fall the cost per bag will rise over time
<table>
<tr><th>Operating Costs, and Rates impact (Year 3)</th><th>Debt impact (10 years)</th></tr>
<tr><td>Additional operational cost: between $0m and 11.7m over the ten years of the plan.
Rates impact: None as rubbish remains user pays.</td><td>No impact as no change to services. See Option cost notes for more information.</td></tr>
</table>
</td></tr>
</table>

<table>
<tr><th>Option</th><th>Collection</th></tr>
<tr><td>B</td><td>
Fortnightly 50L rubbish bags and weekly 23L food only bin

Estimated material diverted from landfill: 1,500 – 4,700 tonnes
Estimated reduction in emissions from landfill: 900 – 2,700 tonnes of eCO2

<u>What this means</u>

Worker safety – bags have highest risk of injury and 23L bins have medium risk
Wind – 23L bins are likely to blow around
Private rubbish service – can be used instead of the Council service
Truck movements – multiple trucks per week from private and Council collectors
If the number of people using Council rubbish bags continues to fall the cost per bag will rise over time

<table>
<tr><th>Operating Costs, and Rates impact (Year 3)</th><th>Debt impact (10 years)</th></tr>
<tr><td>Additional operational cost: between $40.4m and $75.2m over the ten years of the plan. Rubbish remains user pays.
Targeted organics rate (per household): between $90 and $124</td><td>Between $0m and $21.6m. See Option cost notes for more information.</td></tr>
</table>
</td></tr>
<tr><td>C</td><td>
Fortnightly 50L rubbish bags and Weekly 80L food and garden wheelie bin

Estimated material diverted from landfill: 3,500 – 8,700 tonnes
Estimated reduction in emissions from landfill: 1,300 – 3,300 tonnes eCO2

<u>What this means</u>

Worker safety – bags are highest risk for injury, but wheelie bins are lowest risk
Wind – 80L wheelie bin less likely to be affected
Private rubbish service – can be used instead of the Council service
Truck movements – multiple trucks per week from private and Council collectors
If the number of people using Council rubbish bags continues to fall the cost per bag will rise over time

<table>
<tr><th>Operating Costs, and Rates impact (Year 3)</th><th>Debt impact (10 years)</th></tr>
<tr><td>Additional operational cost: between $50.6m and $89.1m over the ten years of the plan. Rubbish remains user pays.
Targeted organics rate (per household): between $107 and $147</td><td>Between $0m and $21.6m. See Option cost notes for more information.</td></tr>
</table>
</td></tr>
<tr><td>D</td><td>
Weekly 80L rubbish wheelie bin and no organics collection.

Estimated material diverted from landfill: none
Estimated reduction in emissions from landfill: none

<u>What this means</u>

Worker safety – Automated wheelie bin collection has the lowest risk of injury
Private rubbish service – will be in addition to the Council service
Truck movements – one rubbish truck per week

<table>
<tr><th>Operating Costs, and Rates impact (Year 3)</th><th>Debt impact (10 years)</th></tr>
<tr><td>Additional operational cost: between $91.9m and $127.1m over the ten years of the plan.
Targeted rate for rubbish (per household): between $204 and $260
No organics collection</td><td>Between $0m and $3.3m. See Option cost notes for more information.</td></tr>
</table>
</td></tr>
<tr><td>E</td><td>
Fortnightly 120L rubbish wheelie bin and weekly 23L food only bin

Estimated material diverted from landfill: 1,500 – 4,700 tonnes

</td></tr>
</table>

<table>
<tr><th>Option</th><th>Collection</th></tr>
<tr><td></td><td>
Estimated reduction in emissions from landfill: 900 – 2,700 tonnes of eCO2
<u>What this means</u>

Worker safety – Automated wheelie bin collection is lowest risk, but manually collected 23L bins are medium risk.
Wind – 23L bins are likely to blow around.
Private rubbish service – will be in addition to the Council service.
Truck movements – one organics truck weekly and one rubbish truck fortnightly.

<table>
<tr><th>Operating Costs, and Rates impact (Year 3)</th><th>Debt impact (10 years)</th></tr>
<tr><td>Additional operational cost: between $103.9m and $160.5m over the ten years of the plan.
Targeted rates (per household):
Rubbish between $154 and $210, and
Organics between $90 and $124</td><td>Between $0m and $25.1m. See Option cost notes for more information.</td></tr>
</table>
</td></tr>
<tr><td>F*</td><td>
Fortnightly 120L rubbish wheelie bin and weekly 80L food and garden wheelie bin

Estimated material diverted from landfill: 3,500 – 8,700 tonnes
Estimated reduction in emissions from landfill: 1,300 – 3,300 tonnes of eCO2

<u>What this means</u>

Worker safety – automated wheelie bin collection has the lowest risk of injury.
Wind – 80L wheelie bin less likely to be affected.
Private rubbish service – will be in addition to the Council service.
Truck movements – one organics truck weekly and one rubbish truck fortnightly.

<table>
<tr><th>Operating Costs, and Rates impact (Year 3)</th><th>Debt impact (10 years)</th></tr>
<tr><td>Additional operational cost: between $114.7m and $175.0m over the ten years of the plan.
Targeted rates (per household):
Rubbish between $154 and $210
Organics between $109 and $147</td><td>Between $0m and $25.1m. See Option cost notes for more information.</td></tr>
</table>
</td></tr>
</table>

Recycling and Glass

We also want to make some changes to our recycling service, which will remain funded by the recycling levy in our landfill gate fees.

Our current recycling bins and glass crates are nearly 15 years old and starting to break. We will need to issue new bins to everyone in the city soon, so we have an opportunity to consider if we should change the kind of bins we use.

There are two options for the recycling wheelie bins: replace them with a bin of the same size or one that's about double the size. Many recycling wheelie bins are full to overflowing on collection days and people are crushing items to fit more in the bin. Crushed items are more difficult to process so this is not recommended.

For glass, there is the opportunity to look at a different collection method – a wheelie bin rather than the glass crate.

<table>
<tr><th>Option</th><th>Collection</th></tr>
<tr><td>A</td><td>
Fortnightly 140L recycling wheelie bin and fortnightly 45L glass crate - status quo

Recycling cost: smaller or larger bins cost about the same to collect
Glass cost: bins are about $750,000 (20%) cheaper to collect than crates

</td></tr>
</table>

<table>
<tr><th>Option</th><th>Collection</th></tr>
<tr><td></td><td>

Smaller recycling bins and glass crates are cheapest to buy
Estimated material diverted from landfill: no increase

<u>What this means</u>

No increase in recycling capacity and people will still crush items, which makes them hard to sort and process.
Colour-sorted glass can be recycled into new bottles which is a circular use
Worker safety – manual collection of crates is medium risk

<table>
<tr><th>Operating Costs, and Rates impact (Year 3)</th><th>Debt impact (10 years)</th></tr>
<tr><td>Additional operational cost: between $5.0m and $20.6m over the ten years of the plan.
No rates impact.</td><td>Between $0m and $5.2m. See Option cost notes for more information.</td></tr>
</table>
</td></tr>
<tr><td>B</td><td>
Fortnightly 140L recycling wheelie bin and four-weekly 80L glass wheelie bin

Recycling cost: smaller or larger bins cost about the same to collect
Glass cost: bins are about $750,000 (20%) cheaper to collect than crates
Glass wheelie bins are more expensive to buy than crates
Estimated material diverted from landfill: no increase

<u>What this means</u>

No increase in recycling capacity and people will still crush items, which makes them hard to sort and process.
Four-weekly collection of glass is cheaper than fortnightly.
Glass collected in a wheelie bin can’t be colour sorted to be remade into bottles, so it is ground into a sand substitute for roading. This is not a circular use of the material.
Worker safety – automated collection of bins is lowest risk.

<table>
<tr><th>Operating Costs, and Rates impact (Year 3)</th><th>Debt impact (10 years)</th></tr>
<tr><td>Additional operational cost: between $0m and $12.4m over the ten years of the plan.
No rates impact.</td><td>Between $0m and $7.4m. See Option cost notes for more information.</td></tr>
</table>
</td></tr>
<tr><td>C*</td><td>
Fortnightly 240L recycling wheelie bin and fortnightly 45L glass crate

Recycling cost: smaller or larger bins cost about the same to collect
Glass cost: bins are about $750,000 (20%) cheaper to collect than crates
Glass crates are cheaper to buy than wheelie bins, but larger recycling bins are more expensive
Estimated material diverted from landfill: up to 5,500 tonnes

<u>What this means</u>

This option increases recycling capacity.
Colour sorted glass can be recycled into new bottles which is a circular use.
Worker safety – manual collection of crates is medium risk.

<table>
<tr><th>Operating Costs, and Rates impact (Year 3)</th><th>Debt impact (10 years)</th></tr>
<tr><td>Additional operational cost: between $2.8m and $20.6m over the ten years of the plan.
No rates impact.</td><td>Between $0m and $5.6m. See Option cost notes for more information.</td></tr>
</table>
</td></tr>
<tr><td>D</td><td>
Fortnightly 240L recycling wheelie bin and four-weekly 80L glass wheelie bin

Recycling cost: smaller or larger bins cost about the same to collect
Glass cost: bins are about $750,000 (20%) cheaper to collect than crates
These bins are the most expensive to buy
Estimated material diverted from landfill: up to 5,500 tonnes

<u>What this means</u>
</td></tr>
</table>

<table>
<tr><th>Option</th><th>Collection</th></tr>
<tr><td></td><td>

This option increases recycling capacity.
Four-weekly collection of glass is cheaper than fortnightly.
Glass collected in a wheelie bin can’t be colour sorted to be remade into bottles, so it is ground into a sand substitute for roading. This is not a circular use of the material.
Worker safety – automated collection of bins is lowest risk.

<table>
<tr><th>Operating Costs, and Rates impact (Year 3)</th><th>Debt impact (10 years)</th></tr>
<tr><td>Additional operational cost: between $0m and $12.3m over the ten years of the plan.
No rates impact.</td><td>Between $0m and $7.8m. See Option cost notes for more information.</td></tr>
</table>
</td></tr>
</table>

Marohi matua 3: Te whakahaere tūraru inihua, haumitanga hoki | Key proposal 3: Manage insurance and investment risks

Waihangahia tētehi pūtea penapena motu kore ki ngā hokonga toha a te taunga rererangi | Create a perpetual investment fund through sale of airport shares

The purpose

The Council has two financial challenges that it needs to manage: the increasing difficulty and cost to insure our assets means we are significantly underinsured, and the lack of diversification of our investment portfolio means all our investments are exposed to the same kinds of risk – in other words, all our eggs are in one basket. A summary of the challenges is outlined below with more information available in our Financial Strategy.

The scale of the challenges cannot be ignored – doing nothing leaves the Council exposed to unnecessary risk and any solution needs to address both the insurance and diversification problems. We think the Council's proposed solution achieves this result.

We are proposing to set up a new Perpetual Investment Fund through the sale of our minority 34% shareholding in Wellington International Airport Ltd and reinvesting all the proceeds into the fund. We will also use money from the future sale of some property ground leases to further increase the fund. This will be a publicly owned fund that is intended to continue forever and support generations of Wellington ratepayers by ensuring funding is available to support the city's recovery from natural disasters, including by covering an insurance gap. The proceeds from the sale of airport shares will not be used to pay for Council related projects or pay down debt.

Other councils have successfully taken similar action to manage their portfolios and diversify their investments. Examples are the New Plymouth District Council Perpetual Investment Fund, the Dunedin City Council Waipori Fund, and the Hawke's Bay Regional Council Future Investment Fund. Auckland Council is also consulting with the community on a similar proposal in its current Long-term Plan.

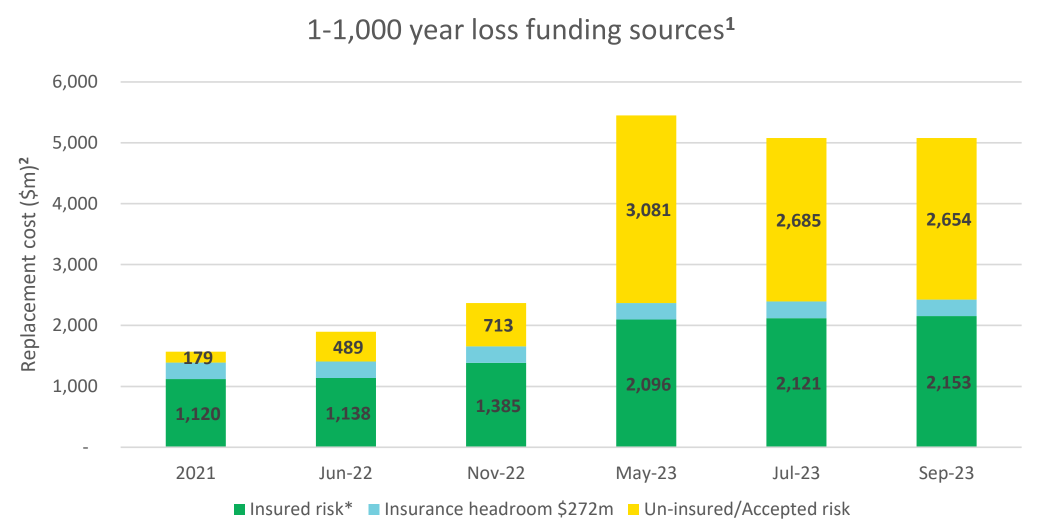
Tell us your feedback on this issue and the proposed solution in your submission.

Challenge 1: Cost and availability of insurance

The Council's assets are exposed to significant risk due to Wellington's seismic profile. It is becoming harder to get insurance to cover our assets, with coverage either unavailable, limited or with extremely high premiums. The effects are being felt by private and public property and asset owners and we expect this trend to continue. The value of our buildings and infrastructure has also increased, meaning higher costs to replace them, further increasing the cost of insurance.

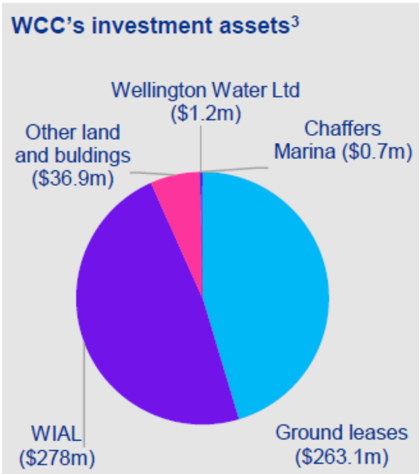
The release of the 2022 National Seismic Hazard Model has increased the maximum amount an insurer is likely to need to pay out in response to a major earthquake for many of the Council's assets. This means the financial impact of a major earthquake is much greater for the Council than previously thought. Additionally, recent weather events across New Zealand have highlighted the reality of climate change impacts.

All these changes have led to the Council assuming a significantly greater and unsustainable level of uninsured risk in the past two years, as shown in the graph below – we now have an approximately $2.6b insurance shortfall. The $272m debt headroom the Council has been holding to cover uninsured risk is now far from sufficient to cover expected losses after a major event. So we need to take a different approach.



Notes to graph:
1. A 1-1,000 year loss describes the loss expected from an event which has a probability of 0.1% of occurring in any one year.
2. The total replacement cost of all insurable WCC assets is $14.8 billion.
* Insured risk - The amount of funding WCC expects to receive from external sources after a 1-1,000 year event.

Challenge 2: Lack of diversification in the investment portfolio



The Council's investments are predominantly property assets and are concentrated in Wellington – 93 percent of our investment portfolio is our Wellington International Airport Ltd minority shareholding and property ground leases. This means our investments are all exposed to the same sorts of risks and disruptive events, particularly natural disasters and market disruptions, meaning our portfolio can be significantly impacted by a single event. This means it is unlikely we'd be able to sell our investments to raise cash in an emergency as their value could be significantly impacted and/or it could be difficult to undertake a sale at that time. These disruptive events can also mean the loss of a key revenue stream if dividends are not paid or the amount we receive in dividends is lower than we planned.

It is important to be clear that the problem we have is a lack of diversification in our investments, not a problem with the quality of our investments. The airport shares have been a good investment for the city, with a return over the past 10 years of approximately 11% (made up of returns achieved through revaluations and dividend payments).

Additionally, changes to natural hazard modelling (as discussed above) means there is an increased likelihood that we will need to raise cash following a natural disaster because the financial costs of a major event are likely to be much higher than we previously anticipated.

How will it work?

The Perpetual Investment Fund will be set up in the next two years through selling an investment we already have (our 34% shareholding in Wellington International Airport) and reinvesting that money in other ways. It will be a financial asset, which diversifies our investments away from Wellington-based property, and will be publicly owned by the Council.

All the money in the fund will be 'ring-fenced', meaning funds can only be withdrawn and used for the purposes for which the fund is established. It will not be able to be withdrawn by the Council for other purposes (e.g., to pay back debt or pay for other Council projects). The fund will be used for the long-term benefit of the city by providing a regular revenue stream through an annual dividend, like the airport shares do now. It will also provide critical, accessible funding in the event it is needed (e.g., for covering the cost of an insurance gap or meeting other recovery costs in response to a natural disaster). In setting up the fund, the Council will decide how much of it can be withdrawn in response to a single event. For the fund to remain perpetual, it will not be possible to withdraw the whole balance in any situation.

The book value in our financial statements for the airport shares was $278m at 30 June 2023, but the market value could be higher. The Council will undertake a full, formal market valuation prior to beginning the sale process. Based on currently available broker reports, we anticipate the fund's starting value could be $492m (a midrange estimate of $500m market valuation for the shares and $8m to sell the shares and set up the fund). Importantly, this is a very preliminary value, and the actual market value will be based on many factors – the size of the Council's shareholding and how much of it is sold will be a key driver of value. The modelling also assumes the sale of a small number of ground leases over Years 5 to 10 of the Long-term Plan, at a total value of $50m, with the proceeds transferred into the fund.

The Council will develop a strategy with clear parameters to direct how the fund works, including the arrangements for how to govern, manage and grow the fund (e.g., the strategy will guide how conservatively or aggressively the money will be invested along with any other criteria to pursue alongside consideration of financial returns). The Council's current assumption is that the fund will have an investment focus on environmental, social and governance factors, subject to further advice from an investment manager. Council will appoint a fund manager to invest in assets and grow the size of the fund according to the strategy put in place by Council.

The return generated by the fund will depend on how conservatively or aggressively it is invested. For the purposes of modelling the financial impact in the options below, we have assumed the fund generates a 7% annual return, which is similar to returns achieved by other comparable investment funds, as well as the mid-range returns of growth-focused KiwiSaver funds. The return may well be higher. The New Zealand Superannuation Fund, another appropriate benchmark, has returned approximately 11% over the past 10 years, similar to the overall return (revaluations plus dividends) from the airport shares – although we have opted to include a more conservative estimate for modelling purposes.

The Council needs to decide how much of the return is reinvested into the fund to enable it to grow and how much goes to the Council. For the options below, we have assumed a hypothetical 5:2 split of the 7% annual return mentioned above, meaning approximately 70% of any investment proceeds will be returned to the Council with the remainder being reinvested back into the fund enabling it to grow over time. This split ensures the Council gets revenue from the fund that approximately matches the forecast dividends from the airport. The Council could choose a different split, for example if it wanted more of the return to be reinvested to enable the value of the fund to grow more quickly.

The options

Options	Detail
A **Preferred**	The Council will sell its **full holding of airport shares** and create a new publicly owned financial asset by reinvesting the proceeds in a perpetual investment fund. Proceeds from future ground lease sales could also be transferred into the fund (if/when these leases were considered for sale) *Under this option, we have assumed sale proceeds from Wellington International Airport Limited (WIAL) shares of $500m (based on the midrange valuation), with an $8m cost for the sale. This leaves a starting fund balance of $492m. We have also assumed $50m in ground lease sales, spread over Years to 10 of the LTP, with proceeds being invested in the fund.* What this means • Selling all the airport shares provides the greatest benefits in how we can mitigate the financial risks outlined above, including increasing diversification to better manage risk, providing security of revenue stream via diversification of investments, and increasing access to funds for rebuilding or providing financial relief after a natural disaster. • While we will no longer have a dividend from the airport shares, expected returns have been assumed at 7% based on other comparable funds and could be the same or greater than our airport dividend. This means we can use some of the return on the fund as revenue for the Council and use some to reinvest in the fund to enable it to grow. • In the event of a disaster we could use some of the fund to help cover the insurance shortfall we are exposed to. The level of funding we expect to draw down would be agreed within the fund's charter. • Enables the Council to invest in line with its strategic objectives e.g. environmental and climate objectives • Enables the Council to no longer need to hold $272m debt headroom/capacity for increased borrowing in the event of a natural disaster, which frees up the Council's borrowing capacity. • As the Council will no longer be a shareholder, it will not be called on to contribute capital funding to the airport in future (or face dilution of its shareholding if others invested in the company), including if the airport needed funding to rebuild after a natural disaster. Costs: This option will have no impact on Council rates as, based on the assumptions above, the new investment fund will produce a dividend similar (or higher) to the one currently received from WIAL. The forecast WIAL dividend offset rates by approximately 2.0% in 2024/25. However, the exact dividend amounts received by the Council varies year on year. This option frees up $272m of headroom held in our debt to revenue ratio. It has no impact on the amount of debt Council has.
B	The Council will sell **some of its airport shares** and create a new publicly owned financial asset by reinvesting the proceeds in a perpetual investment fund. Proceeds from future ground lease sales could also be transferred into the fund (if/when these leases were considered for sale). *Under this option, we have assumed sale proceeds from WIAL shares of $250m (based on the midrange valuation for half the shareholding), with a $4m cost for the sale. This leaves a starting fund balance of $246m. We have also assumed $50m in ground lease sales, spread over Years 5 to*

<table>
<tr><th>Options</th><th>Detail</th></tr>
<tr><td></td><td> 10 of the LTP, with proceeds being invested in the fund. The Council also retains half its WIAL shareholding.
<u>What this means</u>

Selling some of the airport shares provides some diversification in the Council’s investments to help mitigate the financial risks outlined above and provides some improved access to funds for rebuilding or providing financial relief after a natural disaster. This is less than Option A, but more than Option C.
The Council may receive a lower value per share, if we sell a smaller shareholding.
While we will receive a smaller dividend from the airport (due to our smaller shareholding), expected returns from the fund have been assumed at 7% based on other comparable funds and could be the same or greater than the reduced airport dividend. This means we can use some of the return from the fund as revenue and use some to reinvest in the fund to enable it to grow.
Enables the Council to invest in line with its strategic objectives e.g. environmental and climate objectives. This is less than Option A but more than Option C.
Enables the Council to reduce the $272m debt headroom/capacity held for increased borrowing in the event of a natural disaster, which frees up the Council’s borrowing capacity. However, the amount of headroom that can be reduced depends on the amount of shares sold. This option will mean the Council needs to hold less debt headroom than Option C but more than Option A.
As the Council will still be a shareholder, it will be called on to contribute capital funding to the airport in future if it was required of shareholders (or face dilution of its shareholding if it chose not to provide funding and/or if others invested in the company). This includes funding any rebuild of the airport after a natural disaster and/or funding any capital investment plans. If capital works or access to capital are constrained, this may also affect the value of the Council’s expected dividend.
Compared to Option A, the value of the fund will be lower, meaning in the event of a natural disaster, the Council will likely need to borrow more to fund recovery.

Costs:
This option will have no impact on Council rates as the new investment fund and the smaller shareholding in WIAL will produce a dividend similar to the one currently received. The forecast WIAL dividend offset rates by approximately 2.0% in 2024/25. However, the exact dividend amounts received by the Council varies year on year.
This option frees up some of the $272m of headroom held in our debt to revenue ratio, but not as much as Option A. It has no impact on the amount of debt Council has. </td></tr>
<tr><td>C</td><td> Under this option, the Council will retain all its current airport shareholding and will not establish the investment fund. Proceeds from any future ground lease sales will be utilised for other purposes.
<u>What this means</u>

This option does nothing to address the balance sheet challenges outlined above – the Council will continue to hold an undiversified portfolio and have the same exposure to financial and insurance risks and the Council will need to borrow more to fund recovery from an unexpected event
</td></tr>
</table>

Options	Detail
	• The Council will continue to receive revenue via the dividend on its current shareholding, which helps keep rates lower than they will otherwise be (noting the Council has not received a dividend every year). • As the Council will still be a shareholder, it will be called on to contribute capital funding to the airport in future if it was required of shareholders (or face dilution of its shareholding if others invested in the company). This could include the need to fund any rebuild of the airport after a natural disaster. • The Council will need to continue to hold debt headroom and maybe increase this amount over time to enable it to be able to borrow to fund recovery, given the extent of the Council's uninsured risk. This limits our ability to fund other projects. • This option does not provide the Council with the option to invest its assets in line with its strategic goals e.g. environmental and climate objectives Costs: This option will have no impact on Council rates (unless a dividend is not paid) as we will continue to receive a dividend from WIAL. The forecast WIAL dividend offset rates by approximately 2.0% in 2024/25. However, the exact dividend amounts received by the Council varies year on year. This option means we will need to retain the $272m of headroom held in our debt to revenue ratio.

Ngā marohi panoni kē atu | Other proposed changes

We have made several changes to our plans to respond to affordability pressures. In some cases this has involved changes to the timing or scope of projects to ensure they remain affordable, others have been proposed for removal, and some changes to fees and charges are proposed to help ease the pressure on rates.

Parking charges

Suburban centre shopping precinct parking fees

We propose to introduce parking fees in the suburban centre shopping precincts to better manage high demand and to take a consistent approach across the city. This affects: Tawa, Johnsonville, Newlands, Khandallah, Northland, Karori, Aro Valley, Kelburn, Newtown, Berhampore, Island Bay, Kilbirnie, Miramar and Rongotai.

If this proposal is adopted, it will increase the proportion of the costs for parking in suburban centres that is directly met by the users and reduce the proportion being funded by rates. If approved, detailed consultation will occur for each suburban centre individually as part of a traffic resolution process to set the location and number of spaces to be charged for, and the relevant fee.

(Note: This proposal is a variation from the Parking Policy, which recommends that fees be introduced when the occupancy of spaces is consistently over 85 percent, turnover is low, duration of stay regularly exceeds the current time restriction(s), and non-compliance is high.)

Motorcycle parking fees

We propose to introduce a parking fee for motorcycle parking in central city motorcycle parking bays to better manage demand. This aligns with the Parking Policy which recommends that a parking fee proportional to the road space used be introduced for motorcycles in the central city when occupancy of spaces is consistently over 85 percent, turnover is low, duration of stay regularly exceeds three hours, and non-compliance is high.

The policy also sets out that the charge should be applied (or not applied) to each motorcycle parking bay in the central city according to the demand and use pattern of that individual bay and will not necessarily be applied to all locations in the central city at the same time. A motorcycle parking fee will also increase the proportion of costs of motorcycle parking directly met by the users. The proposed fees will be individual to each bay, up to a likely maximum of $2.50 per hour, to manage occupancy appropriately, and will be consulted on individually as part of a traffic resolution process.

Other Fees and User Charges

This Long-term Plan also includes other changes to our Fees and User Charges, as per the draft Revenue and Financing Policy. More information on this is available in this document from page X, and in our draft Revenue and Financing Policy which is part of the supporting information.

Khandallah Pool

Khandallah Pool is part of Wellington's aquatic facility network that includes seven swimming pools across the city. These offer learn-to-swim programmes, aquatic classes, and sports training sessions and events, and general leisure and exercise use. Built in 1925, Khandallah is the second oldest pool in the network.

The open air, unheated pool is open from the start of December until early March, from 11am to 7pm daily. It is the least utilised facility of all the summer pools in the region, with an average annual attendance of 10,339 visits over the past four seasons. By comparison, Thorndon Pool, which operates for a longer season, has an average annual attendance of 20,099 for the December to March period.

The 2011 Wellington Aquatic Facilities Plan identified that the pool was "well below the current built aquatic facility standards". In February 2022 Council discussed several options for the future of the pool and passed the resolution to "increase the level of service", i.e. a full rebuild of the structure.

However, significant technical analysis completed since then has identified several physical restrictions and risks at the site. The analysis included a topographical survey, geotechnical investigation, flood hazard investigation and modelling, infrastructure review, and environmental analysis. These risks and resulting safety assessments, along with several of the pool buildings being identified as earthquake prone and requiring remediation by January 2030, means a full upgrade of the pool is needed to keep it open. Therefore, it is not an option to maintain the current pool or to do a like-for-like replacement.

The cost of $11.7m to rebuild the pool within the physical site constraints is now significantly more expensive than when it was considered in 2022 ($8.05m). This estimated cost could result in a potential increase in ratepayer subsidy per swim from $25 per swim (in the 2022/23 year) to $60–$80.

Further information, including the technical reports and Council papers are available here: [Projects - Khandallah Pool redevelopment - Wellington City Council]

Therefore, as part of this plan the Council is proposing to close the pool and landscape the site, which will include improving flood mitigation, and creating a new entranceway into Khandallah Park. This will be designed with accessibility in mind and to support family and community gatherings and events. Work to date on the concept plan includes large flat grassed areas for play, picnics and events, a structure for small community events and restoration of the stream.

The current estimated cost to deliver this option is $4.5m, and annual operating costs are estimated at $0.34m.

The primary other option is to increase the level of service and rebuild the pool and buildings. Based on the site analysis, this will involve raising the pool by 1.8m and decreasing it in size to 25m x 7.5m to reduce the risk of flooding from the stream. In addition to rebuilding the pool and buildings, a heated section and splashpad would be included, along with improvements to the park entranceway.

The current estimated cost to deliver this option is $11.7m; and annual operating costs are estimated at $1.1m.

Divestment of Wadestown Community Centre

Wadestown Community Centre (46 Pitt Street, Wadestown) is part of the wider Community Facilities network, which includes community centres, halls, and bookable spaces. Community centres aim to offer resources, services and activities that improve quality of life in our communities.

Originally owned by the Wadestown Club, the property passed to Wellington City Council in 1930, in exchange for settling the debts of the club. The building was converted into the Wadestown Library, which opened in 1932 and operated as a library until the current Wadestown Library was built. In 1987, the building was retained as a community centre at the request of the community, with contributions made by the Council and by community fundraising for its conversion. Initially the centre was owned by the Council and run by the community, with the running of the centre passing fully to the Council in 2007.

Historical background on the site is available through WCC Archives: [Archives Online (wcc.govt.nz)]

In 2021, the Council included the intention to sell the centre in the Long-term Plan, due to low use and the accessibility and layout of the site. The divestment process was delayed so the Community Facilities Network Review could take place. This resulted in the adoption of Te Awe Māpara in November 2023.

Te Awe Māpara describes Wadestown Community Centre as "poorly located on a steep hill, with limited visibility, poor accessibility, no car parking, small size and open layout which limits use and flexibility to provide a range of activities. For these reasons, this building is not viable [as a Community Centre] …"

In comparison to other similar community facilities, the Wadestown Community Centre has relatively low usage at 29.9% of the hours it is available to be hired – of the 4,380 available usage hours, the community centre averages 1,310 hours of use per year. A good level of usage is above 45%.

The location of the site means that it cannot feasibly be modernised to achieve the features required of a modern community centre.

There are other fit-for-purpose community facilities in Wadestown and the surrounding areas that allows for the relocation of the current community groups using the site. We will support the users of the community centre to find alternate venue/s.

Therefore, as part of this plan the Council is proposing to sell the community centre. The site has a ratable value of $1.38m, including the land value of $1.12m. The sale will also achieve $65,700 per year in net operational saving (expenses less revenue).

Alternatively, retaining the site would maintain the current level of service. This would require bringing the site up to date with deferred maintenance and renewals, which have not been completed due to the intention to sell as signalled in the 2021-31 Long-term Plan. As the site is ageing, investment will also be required to bring the site up to a standard that will be considered appropriate for longer-term future use.

The cost to deliver the deferred maintenance is estimated to be $660,000.

Thorndon Quay and Hutt Road

We have reviewed this project and the proposal is to continue with the Aotea Quay roundabout and the Thorndon Quay portions of the project, but not progress with the Hutt Road portion. This option will see a change in the project to remove the entire Hutt Road portion.

This means a cost saving of approximately $10m of the Council's contribution to this project. The impacts of this change are that there will be a lower level of service along Hutt Road. A connection from NZTA's Te Ara Tupua (Petone to the City) shared path to Hutt Road is yet to be constructed. It is anticipated this will be built through the same contract as the Thorndon Quay works but funded 100% by NZTA.

People-friendly city streets

We have reviewed this project and the proposal is to progress the highest priority people-friendly city streets projects planned through the former Let's Get Wellington Moving programme, such as a second bus-priority route through the central city and improvements on the routes between the CBD and Miramar for biking, walking and bus priority. In parallel, we will be developing a combined multi-modal programme, including bus-priority improvements, to guide the prioritisation of individual projects in the second half of this plan.

Bike network and sustainable street changes

We are proposing to continue delivering walking, biking, and public transport changes to advance the planned bike network, but at a reduced cost, saving approximately $66m over the 10 years of the plan. This will be done by building on the transitional approach which uses existing street space (as seen along Cambridge Terrace, Bowen Street and Brooklyn Road) but using more permanent materials and infrastructure where required. The upgrade of Evans Bay Parade will continue between Cobham Drive and Greta Point. We will complete most of the network over the next 10 years.

Annual fireworks

We are proposing to discontinue funding an annual fireworks event. In recent time this funding has gone towards key events such as Matariki and the FIFA Women's World Cup celebration in 2023. Currently, there are no firework events scheduled for 2024. It is important to note that this funding change does not affect the planned New Year's Eve event, which includes a fireworks display.

Arapaki Service Centre and Temporary Library

We are proposing to close the Arapaki Service Centre and Temporary Library on Manners Street. Arapaki, along with Te Awe and He Matapihi, were established as a temporary central city libraries following the closure of the Central Library in 2019. The temporary libraries were scheduled to close once the new central library, Te Matapihi, opened in February 2026.

This proposal brings forward the closure of Arapaki Service Centre and Library by about 18 months. Te Awe Library in Brandon Street is not affected by this decision and He Matapihi closed in 2023.

The Arapaki Service Centre supports several customer requests, with many more requests and transactions managed via digital channels such as phone and online. We will retain the services which need an in-person response by moving them to some of our local libraries (e.g. the collection of recycling bins, and support for people with no or limited online access).

Skate park upgrades

We are proposing to remove planned upgrades of Ian Galloway Park and Waitangi Park skate facilities given affordability constraints. This means existing facilities will continue to be provided and maintained, with city skate upgrades focused on the provision of a new facility at Kilbirnie Park (planned for delivery in 2025-26).

He aha ngā mea e haere mai nei | What's coming up in the future

There are some issues that we are not ready to include in our budgets or formally consult on. This could be because we are in the process of designing or planning a project, getting technical reports from experts, or because the projects will be impacted by external factors, such as central government decisions.

Some of the key issues are discussed below:

Earthquake prone buildings

We have strengthened the St James Theatre and are progressing the work for the Town Hall. However, significant investment is required for many other Council venues.

Several Council buildings are earthquake prone, including the Opera House, Michael Fowler Centre, Wellington Museum, and Freyberg Pool, and these have notices and require work. The Council will need to consider all options for these buildings, including demolition or alternative funding for this work.

As part of this, we are currently developing a Te Ngākau masterplan to look at the Civic Square precinct as a whole – considering how we can best use this space and what the opportunities are to make changes to the area to give effect to the Council's vision for Te Ngākau. This draft masterplan will be out for initial public consultation later in 2024, with final decisions likely forming part of the 2027 Long-term Plan.

Three waters management and funding

We are currently constrained in our ability to invest in our three waters network to the level required, due to the Council's funding constraints. The current Government has repealed the three waters reform legislation and is now working with the local government sector to develop responses to the challenges of investing in water. We need to undertake further work with central government and the other councils in the region to review the model for three waters infrastructure management to enable a higher level of funding to occur in future. The effect of future Government policy and new legislation is likely require more discussion and decisions through a future Long-term Plan process.

For further information on the forecasting assumptions relating to three waters, refer to the significant forecasting assumptions and disclosures in the additional information on our website.

Frank Kitts Park redevelopment

The current LTP (2021–31) budgeted for the Chinese Garden in Frank Kitts Park. There was no funding for the wider Frank Kitts Park redevelopment beyond the lodging of the resource consent. The resource consent application for the adopted plan is progressing well and will be lodged shortly. For the upcoming 2024–34 LTP, we propose to allocate funding for the consenting process, with the remaining cost of construction included in the second half of the plan. Subject to the resource consent being approved, the Council's contribution in the outer years signals a strong commitment to the redevelopment of the park. This provides funding certainty that can be leveraged by the other partners to access their own funding streams and previous funding commitments.

If you have feedback on any of these upcoming decisions, please let us know in Question X of the submission form.

Wāhanga 4: Te hāpai i te mahere | Section 4: Supporting the plan

Kei tēnei wāhanga | In this section

Kei tēnei wāhanga ngā tūtohi rēti e whai paiaka ana i ā mātou marohi pūtea i ngā whakarāpopoto, ngā panonitanga matua ki ā mātou, ki kōrero taunaki, kaupapa here rānei.

This section includes the indicative rates tables based on our proposed budgets, and summarises the key changes to our supporting information and policies.

He aha ngā rēti | What are my rates?

The tables in this section show indicative rates for residential, suburban commercial and downtown commercial ratepayers. These do not include the sludge levy.

They are for indicative purposes only and may vary from actual rates.

Indicative residential property rates inclusive of GST (for properties without a water meter)

Capital Values $	2024/25 Total Rates (inc GST) $	Increase over 2023/24
400,000	1,927	18.35%
800,000	3,350	18.06%
1,200,000	4,773	17.94%
1,600,000	6,196	17.87%
2,000,000	7,619	17.83%

Indicative suburban commercial property rates inclusive of GST (for properties with a water meter)

Capital Values $	2024/25 Total Rates (inc GST) $	Increase over 2023/24
1,000,000	11,221	14.63%
1,500,000	16,694	14.59%
2,000,000	22,168	14.57%
2,500,000	27,642	14.56%
3,000,000	33,116	14.55%
3,500,000	38,590	14.54%
4,000,000	44,064	14.54%
4,500,000	49,538	14.54%
5,000,000	55,012	14.53%

Indicative downtown commercial property rates inclusive of GST (for properties with a water meter)

Capital Values	2024/25 Total Rates (inc GST) $	Increase over 2024/25
1,000,000	12,689	12.27%

1,500,000	18,898	12.22%
2,000,000	25,106	12.19%
2,500,000	31,314	12.18%
3,000,000	37,523	12.17%
3,500,000	43,731	12.16%
4,000,000	49,939	12.15%
4,500,000	56,148	12.15%
5,000,000	62,356	12.15%

Sludge Levy

In July 2024, the Council will be collecting a new sludge levy to fund the cost of the new Moa Point Sludge Minimisation Facility, on behalf of Crown Infrastructure Partners. This was approved under the Infrastructure Funding and Finance Act 2020 (IFFA). We consulted on this option through 2021/2022 and received support from the New Zealand Government (Cabinet and the Minister of Housing) in August 2023.

The amount of the sludge levy is dependent on whether the property is classified as commercial or residential and where its wastewater is treated. The following examples outline the indicative sludge levy for a property with a Capital Value of $1 million:

- Levy for commercial property with wastewater treated at Moa Point, Karori or the new Sludge Minimisation Facility: $108.37
- Levy for residential property with wastewater treated at Moa Point, Karori or the new Sludge Minimisation Facility: $83.03
- Levy for commercial property with wastewater not being treated in one of the above plants or not connected: $31.72
- Levy for residential property with wastewater not being treated in one of the above plants or not connected: $21.40

Ngā panonitanga ki te Kaupapa Here ā-Rēti Changes to Rating Policies

Rating Policy

This Long-term Plan we are making some changes to our Rating Policy. This impacts how we charge and who we charge rates.

Key changes proposed are:

- A new general rates differential on vacant land and derelict buildings
- A targeted rate for recycling and organics collection

Vacant Land and Derelict Building Differential

The purpose of the differential on vacant land and derelict buildings is to promote development in the city and to ensure that owners of vacant sites and derelict buildings pay their fair share of costs.

A key community outcome the Council wants to achieve is a vibrant central city, and vacant land and derelict buildings can decrease the likelihood of this, and can have negative effects on retailers. Furthermore, vacant land and derelict buildings have a lower capital value (compared with similar land that is non-derelict or has improvements) and the benefits that owners (whether in the commercial or residential zone) receive from our general activities are disproportionate to the rates they pay, as compared to land which is fully developed and utilised. Also, the appearance of vacant land and derelict buildings can have a negative impact on the perceptions of the central city.

Further details on the definition of vacant land and derelict buildings can be found in our Rating Policy [link].

Waste targeted rate

This proposed targeted rate will pay for the rubbish and organics collections. The targeted rate will be a fixed charge per residential, serviceable rating unit. Further specifications of the targeted rate will be worked through and consulted on later. Non-serviceable rating units will be required to take care of rubbish and organics collections through private providers.

Rates Remission and Postponement Policy

The Council is proposing to make some changes to the Rates Remission and Postponement Policy to provide support to ratepayers where really needed.

Key changes proposed are:

- Increasing the low-income remission from $700 to $800
- Providing a remission of general rates for owners of earthquake prone buildings that undertake strengthening work.
- Clarifying that the remission of targeted rates for properties under development applies to both residential and commercial properties.
- Extending the remission on Māori freehold land to other types of Māori land
- Providing a remission for vacant land if the vacant land is 'activated'.

Further details on the policies can be found in our attached Rates Remission and Postponement policy.

Ngā Panonitanga ki te Kaupapa Here Hāpai Whakawhanaketanga | Changes to the Development Contribution Policy

Our Development Contributions Policy is the main funding tool we use to fund growth infrastructure and we have made the following key changes:

- Create three non-residential categories – Commercial, Retail and Industrial categories are proposed to better recognise the different network infrastructure demands that these activities generate. This differs from the 2021 policy, which treated all non-residential activities equally.
- Introduce new development categories for residential activities to include retirement village units, aged care units, small dwellings and standard dwellings to recognise the different network infrastructure demands that these activities generate.
- Update the conversion rates for units of demand by activities
- Update the base unit of demand for transport to 10 trips per Household Unit Equivalent
- Material fee increases - to reflect Council's proposed increased investment in growth infrastructure.

Development contribution increases relate to the Council's intention to deliver more transport, parks and community facility infrastructure. We are also proposing to increase development contributions to reflect Council's proposed investment in additional growth infrastructure.

Ngā Panonitanga ki ngā Tiringa me ngā Utu Changes to Fees and User Charges

Our Revenue and Financing Policy guides our decisions on how to fund council services. We consider who benefits from a service (for example, individuals, parts of the community or the community as a whole) to help determine how the service should be funded.

The policy also sets targets for each Council activity, stating what proportion should be funded from user charges, general rates, targeted rates and other sources of income.

As part of the proposed plan, we have reviewed our fees and charges and are proposing some changes.

The following areas have **material fee increases** because of the alignment of fees with market rates or implementation of Council Policy:

- **Transport network control and management** – changes in fee structure to align with market rates to enable access to the road corridor
- **Parks & Reserves** – fee increases related to the implementation of the Temporary Trading & Events in Public Places policy.
- **Parking** – Introducing paid carparks in key suburbs and for motorcycle parks, in line with the Council Parking Policy. More details are available on page X and in the Revenue and Financing Policy.

These **material fee increases** reflect the rising costs to Council to offer the services:

- **Waste minimisation services** – increased costs due to the increased Waste Minimisation Act levy
- **Building control and facilitation** – Proposed new fee charged as part of the Corridor Access Request application to recover the cost of the Wellington Underground Asset Map project.
- **Building control and facilitation, Development Control and Facilitation, Public Health Regulations** – increase in fees due to increasing costs associated with delivery, including operating costs to support ageing digital systems, support improvements to delivery, and costs associated with developing and maintaining staff competencies.
- **Cemeteries** – Fee increases for urns due to supplier price increases.

We are also proposing **new fees** in the following areas to streamline some Council booking processes or to offer new services:

- **Charged Up Capital** – The Charged Up Capital project is a Council initiative to increase the availability of publicly accessible electric vehicle charging facilities in Wellington. Fees will be charged both for charging (per kwh) and for parking on the spaces on which the chargers are located.
- **Parks & Reserves** – new fees related to the implementation of the Temporary Trading & Events in Public Places Policy.
- **Urban Planning & Policy** – new fee related to the Wellington Underground Asset Map project.
- **Wellington Gardens** – new fees related to the implementation of the Temporary Trading & Events in Public Places Policy, as well as for hiring Sexton's Cottage.
- **Marinas** – fees for Evans Bay boat ramp parking.

We also have **standard inflation increases** proposed for the following areas:

- Swimming pools

- Recreation centres
- Golf course
- Cemetery
- Waterfront

The waterfront fees for 2023/24 had an error in the daily Waterfront Berth rates, which has been corrected in this year's proposed fees, resulting in a fee increase which is above the rate of inflation. We also displayed an incorrect fee for Category 2 Code of Compliance Certificates in the 2023/24 Annual Plan. This has been corrected, resulting in a decrease in this fee.

More detail on the proposed fees can be found on our website: wcc.nz/ltp

You can provide feedback on any of the proposed fee increases through the submission form.

Ngā Kaikaunihera | Your Councillors

Wellington City Council is made up of 15 councillors and a Mayor. Like all other local authorities in New Zealand, the Council is elected every three years. The Mayor is elected “at large”, meaning by all the city’s residents. Councillors are elected by voters from their respective geographical areas (wards). The last election was on 8 October 2022, with a by-election on 17 February 2024 in the Lambton Ward. We also have two pouiwi representatives from our mana whenua partners who sit on our Council committees.

Mayor Tory Whanau

Elected: 2022

Chair: Te Kaunihera o Pōneke | Wellington City Council, and Ngutu Taki | CEO Performance Review Committee

mayor@wcc.govt.nz

Deputy Mayor Laurie Foon
Paekawakawa Southern Ward

Elected: 2019

Deputy Chair: Te Kaunihera o Pōneke | Council and Unaunahi Ngaio | Chief Executive Performance Review Committee

laurie.foon@wcc.govt.nz

Councillor Nureddin Abdurahman
Paekawakawa Southern Ward

Elected: 2022

Deputy Chair: Kōrau Mātinitini | Social, Cultural, and Economic Committee

nureddin.abdurahman@wcc.govt.nz

Councillor John Apanowicz
Takapū Northern Ward

Elected: 2022

Deputy Chair: Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee

john.apanowicz@wcc.govt.nz

Councillor Tim Brown
Motukairangi Eastern Ward

Elected: 2022

Chair: Kōrau Tūāpapa | Environment and Infrastructure Committee

tim.brown@wcc.govt.nz

Councillor Diane Calvert
Wharangi Onslow-Western Ward

Elected: 2016

diane.calvert@wcc.govt.nz

Councillor Ray Chung
Wharangi Onslow-Western Ward

Elected: 2022

ray.chung@wcc.govt.nz

Sarah Free
Motukairangi Eastern Ward

Elected: 2013, and served as Deputy Mayor 2019–2022

Chair: Koata Hātepe | Regulatory Processes Committee

sarah.free@wcc.govt.nz

Councillor Rebecca Matthews
Wharangi Onslow-Western Ward

Elected: 2019

Chair: Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee

Deputy Chair: Kōrau Tūāpapa | Environment and Infrastructure Committee

rebecca.matthews@wcc.govt.nz

Councillor Ben McNulty
Takapū Northern Ward

Elected: 2022

Deputy Chair: Koata Hātepe | Regulatory Processes Committee

ben.mcnulty@wcc.govt.nz

Councillor Teri O'Neill
Motukairangi Eastern Ward

Elected: 2019

Chair: Kōrau Mātinitini | Social, Cultural, and Economic Committee

teri.oneill@wcc.govt.nz

Councillor Iona Pannett
Pukehīnau Lambton Ward

Elected: 2007

iona.pannett@wcc.govt.nz

Councillor Geordie Rogers
Pukehīnau Lambton Ward

Elected: 2024 (by-election)

Geordie.rogers@wcc.govt.nz

Councillor Tony Randle
Takapū Northern Ward

Elected: 2022

Deputy Chair: Unaunahi Māhirahira | Audit and Risk Committee

tony.randle@wcc.govt.nz

Councillor Nīkau Wi Neera
Te Whanganui-a-Tara Māori Ward

Elected: 2022

Chair: Pītau Pūmanawa | Grants Subcommittee

nikau.wineera@wcc.govt.nz

Councillor Nicola Young
Pukehīnau/Lambton Ward

Elected: 2013

Deputy Chair: Pītau Pūmanawa | Grants Subcommittee

nicola.young@wcc.govt.nz

Holden Hohaia

Pouiwi / Mana Whenua Representative

Contact: holden.hohaia@wcc.govt.nz

Liz Kelly

Pouiwi / Mana Whenua Representative

Contact: liz.kelly@wcc.govt.nz

53

Tō te Kaitātari Kaute Whakaaro
Independent Auditor's Opinion

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

Puka Tāpae | Submission Form

Kōrero mai mō te mahere 10-tau | Have your say on Our 10-Year Plan

All submissions must be received by midnight Sunday 12 May 2024

You don't have to give feedback on every decision – simply choose the ones you're interested in. You can only submit once. You can include supporting information along with your submission.

Before you start, read about our key proposals and the other supporting information in this consultation document.

Why we're collecting this information

Your feedback matters. This plan is about the future of Wellington and it affects everyone who lives and works here. That's why we want to hear from as many people as possible. Your views will inform the next steps we take.

Privacy statement

All submissions (including names and contact details) are provided in their entirety to elected members. Submissions (including names but not contact details) will be made available to the public at our office and on our website.

Your personal information will also be used for the administration of the consultation process, including informing you of the outcome of the consultation.

All information collected will be held by Wellington City Council, 113 The Terrace, Wellington, with submitters having the right to access and correct personal information.

Full Name: ____________________					
Contact details: **Address:** ____________________ ____________________ **Phone number:** ____________________					
Are you making this submission as an individual or on behalf of an organisation? ☐ **Individual** ☐ **Organisation:** ____________________					
What is your connection to Wellington? Tick all that apply					
I own a house in Wellington	☐	**I rent in Wellington**	☐	**I work in Wellington**	☐
I own a business in Wellington	☐	**I study in Wellington**	☐	**I am a visitor to Wellington**	☐
Do you wish to speak to Councillors about your submission at an Oral Hearing?					
Yes	☐	**No**	☐		
If yes - please tick which option(s) you would prefer?					
Oral Hearing (formal hearing with set times to speak to full Council, 5mins per individual, 10mins per organisation)	☐ **Morning** ☐ **Afternoon** ☐ **Evening**				

Our three key proposals

The next questions relate to the big decisions for the 10-year plan.

- Increasing spending on the three waters network to fix the pipes
- Making changes to our waste collection and funding
- Helping reduce some financial risks by setting up a Perpetual Investment Fund through selling our airport shares

Detailed information on these proposals is on pages X to X of the Consultation Document.

Question 4 in this submission form is a place for you to comment or provide any other feedback on the three key proposals. You can also attach further information to your submission at the end of this form.

Questions 5 to 9 relate to the other proposed changes, and questions 10 and 11 seek feedback on the 10-year budget and the supporting information.

Question 1 – Increasing spending on the three waters network to fix the pipes

We know that fixing our three waters network is a top priority for the community. The three waters network is a core service for the Council to deliver, but our network, as well as that of the region, is not performing as required due to its overall age and under-investment issues.

We want to get back to having a well-functioning three waters network, but this is going to take time and years of investment. This is not a quick fix.

We have worked with our contracted water services provider, Wellington Water, to create three options for how we could invest in our network over the next decade.

Council's preferred budget is shown in Option C. This is an increase in the total capital funding for the three waters network – from $679 million over 10 years in the 2021 Long-term Plan to $1.2b over 10 years in this plan.

Option C includes operational funding of $676.7m over the 10 years of the Long-term Plan. This makes up 2.5% of the proposed rates increase. Options A and B would result in lower overall rates increases due to lower levels of operating funding being provided to Wellington Water.

It is important to note that funding to Wellington Water in all the options is still below the required level to address all network issues, and below the recommended maximum deliverable level of funding presented by Wellington Water ($1.8b capex and $700m opex over 10 years). This is due to the affordability of increasing above the level in Option C.

Which of these options do you prefer?

	Option A: Operational funding of $615.1m and Capital funding of $896.7m over 10 years. • This is the baseline level of funding for the main nine capital projects outlined in the consultation document and unavoidable operating cost increases.
	Option B: Operational funding of $617.5m and Capital funding of $1.0b over 10 years. • This is the same as Option A, with additional operational funding for a business case for water meters and capital expenditure for installation provisionally budgeted for from Year 4.
	Option C: (Council's preferred option) Operational funding of $676.7m and Capital funding $1.2b over 10 years.

	• This option has the same projects as Options A and B, with additional operational funding for the drinking water network and capital funding for the wastewater network.
	None of these options
	Don't know

Question 2 – Changes to our waste collection and funding

We know that Wellingtonians care deeply about our city's environment. Reducing the city's waste is critical to achieving a more sustainable future and will help us to reduce our emissions.

The Council's He anamata para kore mō Pōneke Zero Waste Strategy aims to reuse materials and products for as long as possible in the city (a circular economy) and has the following targets:

- Reduce total waste to landfill by 50% by 2030
- Reduce per capita kerbside waste to landfill by 40% by 2030
- Divert 50–70% of organic waste from landfill by 2030
- Reduce biogenic methane emissions by at least 30% by 2035

Food scraps and garden waste are at the heart of our waste problem. They make up about 58% of what households put in their rubbish. Therefore we are proposing to introduce a kerbside organics collection for Wellingtonians. Waste collection services work together to influence how people use them and how much waste is diverted. A change to one part of the system means we need to look at the rest.

We are proposing options in two areas:

1. Rubbish and Organics

Our preferred option is a rates-funded rubbish wheelie bin that will be collected fortnightly, combined with a rates-funded weekly organics service for food scraps and garden waste (Option F).

2. Recycling and Glass

Our preferred option is providing a bigger 240L fortnightly recycling wheelie bin and retaining our 45L fortnightly glass service (Option C).

These options are our preferred options because they will result in the highest amount of waste to be diverted from the landfill and the greatest reuse of materials and products for as long as possible.

Notes on these options are detailed in the consultation document.

Any changes will be implemented from 2026 and more details will be communicated as plans are finalised in the next two years.

Which of these options do you prefer?

Rubbish and organics

	Option A: Weekly 60L rubbish bags and no organics collection – status quo • Additional operational cost: between $0m and 11.7m over the ten years of the plan. • Rates impact: None as rubbish remains user pays. • Debt impact: None as no change to services.
	Option B: Fortnightly 60L rubbish bags and weekly 23L food only bin • Additional operational cost: between $40.4m and $75.2m over the ten years of the plan. Rubbish remains user pays. • Targeted organics rate (per household): **between $90 and $124** • Debt impact: Between $0m and $21.6m.

	Option C: Fortnightly 60L rubbish bags and weekly 80L food and garden wheelie bin • Additional operational cost: between $50.6m and $89.1m over the ten years of the plan. Rubbish remains user pays. • Targeted organics rate (per household): **between $107 and $147** • Debt impact: Between $0m and $21.6m.
	Option D: Weekly 80L rubbish wheelie bin and no organics collection. • Additional operational cost: $91.9m and $127.1m over the ten years of the plan. • Targeted rate for rubbish (per household): between **$204 and $260.** No organics collection • Debt impact: Between $0m and $3.3m.
	Option E: Fortnightly 120L rubbish wheelie bin and weekly 23L food only bin • Additional operational cost: between $103.9m and $160.5m over the ten years of the plan. • Targeted rates (per household): Rubbish between **$154 and $210**, and Organics between **$90 and $124** • Debt impact: Between $0m and $25.1m.
	Option F: (Council's preferred option) – Fortnightly 120L rubbish wheelie bin and Weekly 80L food and garden wheelie bin • Additional operational cost: between $114.7m and $175.0m over the ten years of the plan. • Targeted rates (per household): Rubbish between **$154 and $210,** and Organics between **$109 and $147** • Debt impact: between $0m and $25.1m.
	None of these options
	Don't know

Recycling and glass

	Option A: Fortnightly 140L recycling wheelie bin and fortnightly 45L glass crate – status quo • Additional operational cost: between $5.0m and $20.6m over the ten years of the plan. • No rates impact – this is funded through a levy on landfill gate fees. • Debt impact: Between $0m and $5.2m.
	Option B: Fortnightly 140L recycling wheelie bin and four-weekly 80L glass wheelie bin • Additional operational cost: between $0m and $12.4m over the ten years of the plan. • No rates impact – this is funded through a levy on landfill gate fees. • Debt impact: Between $0m and $7.4m.
	Option C: (Council's preferred option) Fortnightly 240L recycling wheelie bin and fortnightly 45L glass crate • Additional operational cost: between $2.8m and $20.6m over the ten years of the plan. • No rates impact – this is funded through a levy on landfill gate fees. • Between $0m and $5.6m.
	Option D: Fortnightly 240L recycling wheelie bin and four-weekly 80L glass wheelie bin

	• Additional operational cost: between \$0m and \$12.3m over the ten years of the plan. • No rates impact – this is funded through a levy on landfill gate fees. • Between \$0m and \$7.8m.
	None of these options
	Don't know

Question 3 – Setting up a Perpetual Investment Fund and selling airport shares

The Council has two financial challenges that it needs to manage: the increasing difficulty and cost to insure our assets means we are significantly underinsured, and the lack of diversification of our investment portfolio means all our investments are exposed to the same kinds of risk – in other words, all our eggs are in one basket. A summary of the challenges is outlined in our consultation document, with more information available in our Financial Strategy.

The scale of the challenges cannot be ignored – doing nothing leaves the Council exposed to unnecessary risk and any solution needs to address both the insurance and diversification problems. We think the Council's proposed solution achieves this result.

We are proposing to set up a new Perpetual Investment Fund through the sale of our minority 34% shareholding in Wellington International Airport Ltd and reinvesting all the proceeds into the fund. We will also use money from the future sale of some property ground leases to further increase the fund. This will be a publicly owned fund that is intended to continue forever and support generations of Wellington ratepayers by ensuring funding is available to support the city's recovery from natural disasters, including by covering an insurance gap. The proceeds from the sale of airport shares will **not** be used to pay for Council related projects or pay down debt.

These options will have no impact on Council rates as the new investment fund or our current holding in Wellington International Airport will produce a dividend similar to the one currently received. The forecast WIAL dividend offset rates by approximately 2.0% in 2024/25. However, the exact dividend amounts received by the Council varies year on year.

Options A and B frees up some or all of our \$272m of headroom held in our debt to revenue ratio, but this will need to be retained in Option C. It has no impact on the amount of debt Council has.

Which of these options do you prefer?

	Option A: (Council's preferred option) Sell all airport shares and reinvest into a newly established perpetual investment fund • The Council will sell its **full holding of airport shares** and create a new publicly owned financial asset by reinvesting the proceeds in a perpetual investment fund. • Proceeds from future ground lease sales could also be transferred into the fund (if/when these leases were considered for sale).
	Option B: Sell some airport shares and reinvest into a newly established perpetual investment fund • The Council will sell **some of its airport shares** and create a new publicly owned financial asset by reinvesting the proceeds in a perpetual investment fund. • Proceeds from future ground lease sales could also be transferred into the fund (if/when these leases were considered for sale).

	Option C: Retain current airport shares, and do not establish a perpetual investment fund • The Council will **retain all its current airport shareholding** and will not establish the investment fund. • Proceeds from any future ground lease sales will be utilised for other purposes.
	None of these options
	Don't know

Question 4: Comments on Key Proposals

Do you have any comments to share on why you selected your preferred option for any of these decisions, or why you don't support any of the options we proposed?

If yes, please indicate which option/s you would like to provide further feedback on:

	1) Increasing spending on the three waters network to fix the pipes
	2) Changes to our waste collection and funding a) Rubbish and organics b) Recycling and glass
	3) Setting up a Perpetual Investment Fund and selling airport shares

Comment:

Other proposed changes

The next questions relate to other levels of service changes we have made in response to the financial challenges facing the Council's planning and budget.

Question 5 – Parking fee changes

If approved, detailed consultation will occur for each suburban centre individually and for motorcycle parking fees as part of a traffic resolution process to set the location and number of spaces to be charged for, and the relevant fee.

Suburban parking:

We propose to introduce parking fees in the suburban centre shopping precincts to better manage high demand and to take a consistent approach across the city. This affects: Tawa, Johnsonville, Newlands, Khandallah, Northland, Karori, Aro Valley, Kelburn, Newtown, Berhampore, Island Bay, Kilbirnie, Miramar and Rongotai.

If this proposal is adopted, it will increase the proportion of the costs for parking in suburban centres that is directly met by the users and reduce the proportion being funded by rates.

Motorcycle parking fees:

We propose to introduce a parking fee for motorcycle parking in central city motorcycle parking bays to better manage demand. This aligns with the Parking Policy. The proposed fees will be individual to each bay to manage occupancy appropriately.

Do you support the proposed parking fee changes included in the budget?

	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know
Introduction of suburban parking charges						
Introduction of motorcycle parking charges						

Question 6 – Khandallah Pool

Khandallah Pool is part of Wellington's aquatic facility network that includes seven swimming pools across the city. The open air, unheated pool is open from the start of December until early March, from 11am to 7pm daily. It is the least utilised facility of all the summer pools in the region, with an average annual attendance of 10,339 visits over the past four seasons.

The 2011 Wellington Aquatic Facilities Plan identified that the pool was "well below the current built aquatic facility standards". In February 2022 Council discussed several options for the future of the pool and passed the resolution to "increase the level of service", i.e. a full rebuild of the structure.

However, significant technical analysis completed since then has identified several physical restrictions and risks at the site. These risks and resulting safety assessments, along with several of the pool buildings being identified as earthquake prone and requiring remediation by January 2030, means a full upgrade of the pool is needed to keep it open. Therefore, it is not an option to maintain the current pool or to do a like-for-like replacement.

The cost of $11.7m to rebuild the pool within the physical site constraints is now significantly more expensive than when it was considered in 2022 ($8.05m). This estimated cost could result in a potential increase in ratepayer subsidy per swim from $25 per swim (in the 2022/23 year) to $60–$80.

Therefore, as part of this plan the Council is proposing to close the pool and landscape the site at a cost of $4.5m, which will include improving flood mitigation, and creating a new community space and entranceway into Khandallah Park.

Further information, including the technical reports and Council papers are available here: [Projects - Khandallah Pool redevelopment - Wellington City Council]

Do you support the proposed closure of Khandallah Pool?

Note: support for this project is for the closure of the pool and the landscaping of the site as a new entrance for Khandallah Park and community space. The other option for this area is to rebuild the pool as outlined on page X of the consultation document.

	Proposed option			Alternate option		
	Strongly support closure	Somewhat support closure	Neutral	Somewhat support rebuild	Strongly support rebuild	Don't know
Closure of Khandallah Pool						

Question 7 – Wadestown Community Centre

Wadestown Community Centre (46 Pitt Street, Wadestown) is part of the wider Community Facilities network, which includes community centres, halls, and bookable spaces. Community centres aim to offer resources, services and activities that improve quality of life in our communities.

In 2021, the Council included the intention to sell the centre in the Long-term Plan, due to low use and the accessibility and layout of the site. Te Awe Māpara (our Community Network Plan) describes Wadestown Community Centre as "poorly located on a steep hill, with limited visibility, poor accessibility, no car parking, small size and open layout which limits use and flexibility to provide a range of activities. For these reasons, this building is not viable [as a Community Centre] …"

In comparison to other similar community facilities, the Wadestown Community Centre has relatively low usage at 29.9% of the hours it is available to be hired – of the 4,380 available usage hours, the community centre averages 1,310 hours of use per year. A good level of usage is above 45%. The location of the site means that it cannot feasibly be modernised to achieve the features required of a modern community centre.

Therefore, as part of this plan the Council is proposing to sell the community centre. The site has a ratable value of $1.38m, including the land value of $1.12m. The sale will also achieve $65,700 per year in net operational saving (expenses less revenue).

Do you support the proposed sale of Wadestown Community Centre?

Note: support for this project is for sale of the facility. The other option for this area is to retain the facility and complete the deferred maintenance.

	Proposed option			Alternate option		
	Strongly support sale	Somewhat support sale	Neutral	Somewhat support retaining	Strongly support retaining	Don't know
Sale of the Wadestown Community Centre						

Question 8 – Other proposals

Along with the proposals above, we have made several changes to our plans to respond to affordability pressures. In some cases this has involved changes to the timing or scope of projects to ensure they remain affordable, others have been proposed for removal, and some changes to fees and charges are proposed to help ease the pressure on rates. These are detailed from pages X to X of the consultation document.

How much do you support or oppose the following proposals being included in the 2024-34 Long Term Plan?

	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know
Thorndon Quay and Hutt road project – continue with Aotea Quay roundabout and Thorndon Quay portions of the project, do						

	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	Don't know
not progress with Hutt Road portion.						
City Streets – progress highest priority projects						
Bike Network – continue full scope but at a reduced cost through minimised long-term street transformations and building on transitional approach						
Annual fireworks – Discontinue funding annual fireworks event (note: this is separate to New Year's Eve event which will continue to include a fireworks display)						
Arapaki Service Centre and Temporary Library – Bring forward planned closure by 18 months, move in person support services to local libraries						
Skate Park upgrades – remove planned upgrades of Ian Galloway Park and Waitangi Park skate parks – existing facilities continue to be provided and maintained.						

Question 9: Comments on other proposals

Do you have any comments you would like to provide about your level of support for these decisions, or why you don't support any of the decisions we have proposed? If yes please indicate which proposal/s you would like to provide further feedback on:

	Suburban centre parking fees
	Motorcycle parking fees
	Khandallah Pool
	Wadestown Community Centre
	Thorndon Quay and Hutt Road project
	City Streets
	Bike Network
	Annual fireworks
	Arapaki Service Centre and Temporary Library
	Skate Park upgrades
	None of these

Comment:

Proposed budget

Question 10: Support for Long-term Plan

Our city is experiencing the impacts of earthquakes, the aftermath of the global pandemic, issues with our ageing three waters network, and climate change. Along with these are financial pressures, with higher inflation and increases in the cost of interest and insurance, as well as higher costs associated with asset ownership (for example, higher depreciation). Put simply, everything we do is costing more to deliver. For residents, the ability to pay more rates is limited, and the Council will need to find ways to deliver our services in a more constrained funding environment.

It is important for the Council to operate a sensible budget.

We have created a budget that results in a rates increase in 2024/25 of 16.4% (after growth) and an average annual increase over the 10 years of the plan of 7%. The sludge levy, which is in addition to general rates, will be introduced from 2024/25 and is a further 1.6% increase. The Council has set an average rates increase limit of between 5-8% (excluding sludge levy) over the ten years of the Long-term Plan.

Do you support the proposed 10-year budget?

	I strongly support the proposed budget
	I somewhat support the proposed budget

	Neutral
	I somewhat oppose the proposed budget
	I strongly oppose the proposed budget
	Don't know

If you stated above that you are neutral or do not support the proposed budget. Do you support increasing or decreasing spend?

	I support increasing spend in the current budget
	I support decreasing spend in the current budget
	I support keeping the budget the same but with some changes
	Don't know

Comment:

Other feedback

Question 11: Supporting information

The Long-term Plan includes several supporting Strategies and Policies and other underlying information such as Activity Group Statements and Reports. The full list of them is shown below, with all of them available on our Long-term Plan website.

- Financial Strategy
- Infrastructure Strategy
- Significant Forecasting Assumptions
- Draft Statements of Service Provision
- Draft Revenue and Finance Policy
- 2024/25 Fees and User charges
- Draft Financial Statements
- Statement of Significant Accounting Policies
- Draft Funding Impact Statements
- Draft Development Contributions policy
- Draft Rates Postponement Policy and Draft Rates Remission Policy
- Investment and Liability Management policies

Please indicate if you would like to provide any specific feedback on any of these documents. Or if you would like to provide any general additional feedback

	Financial Strategy
	Infrastructure Strategy
	Significant Forecasting Assumptions
	Draft Statements of Service Provision
	Draft Revenue and Finance Policy
	2024/25 Fees and User charges
	Draft Financial Statements
	Statement of Significant Accounting Policies
	Draft Funding Impact Statements
	Draft Development Contributions policy
	Draft Rates Postponement Policy and Draft Rates Remission Policy
	Investment and Liability Management policies
	I would like to provide further general feedback
	I have no further feedback to provide

Comment:

Thank you for your submission

If you need extra room or have additional information to provide please feel free to attach a document to your submission.

What happens next?

We appreciate the feedback we get, and we take time to consider it.

The Mayor and Councillors are given copies of all submissions. We also prepare reports on the submissions, so Councillors know how many there were and what the main themes and comments are.

If you wish to speak to your submission, please indicate that preference clearly when you make your submission. The start of this form includes a question on oral submissions.

The Mayor and Councillors are scheduled to adopt the final plan on Thursday 27 June 2024.

LTP 2024
Significant Forecasting Assumptions

The assumptions are all draft and at a point in time. As the assumptions are refined we are also planning on improving the disclosure around uncertainties and implications.

Table of Contents

Significant forecasting assumptions

The tables below outline the starting forecasting assumptions guiding the preparation of the 2024 LTP and associated documents. It notes their data source(s), key challenges and risks around the assumption including commentary on how the risk will be managed.

The following assumptions are a starting point and are presented as they currently stand. Some of the forecasting assumptions are likely to be updated in the upcoming months leading to the adoption of the Consultation document. This reflects (for example):

- uncertainties in the external environment - including policy direction from the recently established Government; and
- more information from external sources and / or other LTP workstreams (e,g. on climate change risks) becoming available.

The information on each assumption includes information on the level of certainty, the associated risks and the approach to mitigation. We have also highlighted the relevant assumption where its content, and application to the development of the LTP, is iterative. This means that, some assumptions may change as the programme proceeds.

Population

Assumption

The long-term population forecast for Wellington City is growth of between 50,000 to 80,000 over the next 30 years. This is the forecast growth projection that underpins our Spatial Planning.

Year	50th Percentile (median) projection
2023	212172
2024	213269
2025	215128
2026	217102
2027	218932
2028	220658
2029	222647
2030	224449
2031	226226
2032	228252
2033	230057
2034	231463
2035	233550
2036	236056
2037	237845
2038	240286
2039	242918
2040	244952
2041	246215
2042	248706

2043	250022
2044	251758
2045	254252
2046	257294
2047	258790
2048	260445
2049	262237
2050	263400
2051	265573
2052	267534
2053	269452
2054	271288

Projections are the median (50th percentile) projections from Sense Partners
The 30-year growth in the table (2023-2053) is approx. 57,000 within a forecast growth range of 50,000-80,000 over the next 30 years. This planning range is at the median growth level up to around the 64th percentile.

This assumption reflects the view of Sense Partners and the Wellington Region that a future scenario which assumes a continuation of recent trends and rates of population growth is a more plausible future for the purpose of infrastructure planning.

Differential growth rates between different age groups is expected to lead to an aging population over the next 30 years. The biggest impact of the change is expected to be on the 60+ and 20-39 age groups. Residents aged 60+ make up 16.7% of the population in 2023 and are expected to make up 19.7% of the population in 2054. This growth is largely at the expense of an expected decline in the proportion in the 20-39 age group (from 36.7% in 2023 to 32.5% in 2054).

Data source	Sense Partners
Level of certainty	Moderate

Key risks

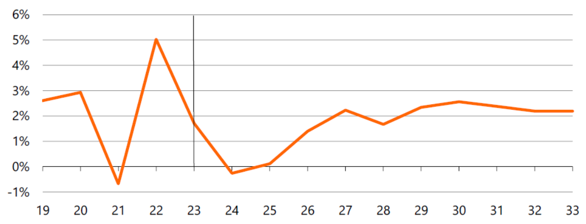
Risk	***Effect of risk***	***Mitigation***
Underestimation of future growth (e.g. higher than expected net migrations for significant periods).	Higher than expected pressure on council infrastructure & services. 3 Waters and Land transport will likely have the most significant impact with greater demand. Parts of the network(s) that are currently near capacity may breach capacity.	Moderate growth accommodated within present service levels. Development contributions help to meet portion of the costs of new or upgraded infrastructure.
Overestimation of future growth (e.g. migration does not increase to levels we are forecasting (for various reasons including policy settings and relative attractiveness of NZ))	Over investment in the short term but impact short-term if growth continues to meet the level of in	Monitoring of population will occur on a regular basis and changes will be made to infrastructure investment programmes or service levels as required.

4

Growth in ratepayer base

Assumption	Ratepayer base growth is assumed at 0.6% p.a. over the LTP period.		
Data source	Ratepayer base growth is based on current property information from Council valuation service provider (Quotable Value Ltd), historic and forward looking consenting trends and expected population growth assumptions provided by Informed Decisions Ltd.		
Level of certainty	Low		
Key risks	***Risk*** The growth in the ratepayer base is higher or lower than projected.	***Effect of risk*** If growth is higher than forecasted, average rates funding increase will be reduced by an equivalent amount as there is a greater number of ratepayers across which the rates funding requirement will be allocated. If growth is lower than forecasted, the average rates increase for the ratepayer will be higher.	***Mitigation*** We will measure and report on growth in the rating base and review the projections and underlying strategy on a regular basis. Ratepayer growth assumptions are reconfirmed through each Annual Planning exercise and provide the opportunity to adjustment plans based upon updated growth projections.

Economic growth

Assumption	That the Wellington City economy GDP will remain lower than March 2020 levels until 2024. Over the ten years of the Long-term Plan we assume that economic activity reverts to conforming with long-term historic trends of around 2% GDP growth pa, as shown in the chart below. *CHART: Infometrics Wellington City GDP forecast, Jul 23, annual % growth* 		
Data source	RBNZ – Monetary Policy Statement Infometrics *State of Wellington Economy* commissioned report		
Level of certainty	High		
Key risks	***Risk*** Economic growth is lower than forecast. This may be due to factors such as: • the impacts of higher inflation being more	***Effect of risk*** Lower levels of economic growth will impact the affordability of Council plans: • ratepayer base growth assumptions will be	***Mitigation*** Monitoring of economic trends will occur on a regular basis with an ability to adjust Council plans through Annual and Long-term Planning cycles.

	severe or lasting longer than anticipated • political change may target public service jobs in Wellington as a way of balancing government's books • competition from the region for housing that limits the City's attractiveness for investment by residential developers • University students continue to study elsewhere	inaccurate (see later assumption) • the affordability of Council services will be lower for households, businesses and users of services	

Climate change - physical impacts on WCC assets

Assumption	Climate change will have physical impacts for the Council (damage to assets and disruption of services) with cascading impacts in the social and economic domains, in line with Ministry for the Environment's global emissions scenarios as informed by the Intergovernmental Panel on Climate Change (IPCC). Wellington is projected to experience increased risks of coastal storm surge, an increase in hot days, a rise in annual average temperatures, higher frequency and magnitude of flooding events, both exacerbated by sea level rise and increased volumes of water during rainfall events. The financial impact of physical risks to WCC assets is still uncertain. We continue to update known risks and the financial implications of these in WCC's assets management plans and infrastructure planning as we gather better information. Where the physical impacts are already occurring and the financial impacts are known, these costs have been incorporated into WCC asset management plans and infrastructure planning.		
Data source	Assumptions are directly informed by 1) Ministry for the Environment's (MfE) projections for the Wellington and Wairarapa region and GWRC climate change maps; 2) NIWA reports for Wellington City regarding sea level rise and coastal hazards; 3) Table 3 from the MfE Interim Guidance on Sea Level Rise Guidelines informs our base assumptions for planning for the minimum allowances for Sea Level Rise using NZ-wide sea level rise scenarios. For detailed guidance please refer to the full Guidelines.		
Level of certainty	Medium – while there is certainty on the direction of change, there is uncertainty as to the speed at which the climate and related risks will change.		
Key risks	***Risk*** That climate change impacts (sea level rise, coastal inundation, and more frequent and severe extreme weather events) may occur faster or slower than planned for.	***Effect of risk*** If physical impacts happen slower than assumed, then the investments we are planning in this LTP for increasing our resilience to extreme weather may be delivered earlier than required.	***Mitigation*** Council's Te Atakura Strategy outlines various activities to reduce carbon emissions, and to adapt to the impacts. Identifying, reviewing, and disclosing our climate-related financial risks and opportunities continues to

		The impacts of this are likely to be short-term as sea levels are projected to continue rising over the longer-term. If physical impacts happen faster than assumed then we will have increased levels of service interruption, including to storm water and transport services.	be a work programme informing key climate related decisions impacting our investments both in near- longer-term. We have put in place an internal Te Atakura strategy reference group to monitor and report progress against Te Atakura.

Climate change - commitment to climate action (transitional risk)

Assumption	There will be continued commitment from residents, businesses and central government to the climate actions required to meet local and national greenhouse gas emissions related targets and improve resilience to climate change impacts.		
Data source	Current attitudes: WCC's "Residents Survey on Climate Change" • 86% of respondents believed that we needed to act now to start reducing Wellington's carbon emissions, with over half of the opinion that we should make significant reductions straight away. • 60% of respondents are "not at all confident" that enough action is being taken to prepare Wellington for the impacts of climate change. • Local and central government are the top two ranked for who is responsible for climate change response.		
Level of certainty	Medium - Wellingtonians support for climate action has been consistent over many years and is likely to continue, particularly with media coverage of recent extreme weather events. Central government funding, financing and regulatory mechanisms to support local government climate change response is not as certain and has varied over the past two decades.		
Key risks	***Risk*** That support for climate action may be higher or lower than we anticipate.	***Effect of risk*** If climate action support reduces then we may not support the city's transition of its social, economic and physical systems fast enough to minimise both physical impacts and transition impacts on residents and local businesses. If climate action support increases, then we may be subject to litigation or reputational risk for not supporting the city to take a higher level of action.	***Mitigation*** Council's Te Atakura Strategy outlines various activities to engage with and inform Wellingtonians on climate change impacts and potential responses, to make climate change relatable and local. This includes reporting on progress of the City and Council towards Te Atakura goals, and the contribution towards those goals of the activities outlined in the Strategy. We have also put in place an internal Te Atakura strategy reference group to monitor progress against Te Atakura.

Three Waters Legislative Reform

Assumption	WCC will retain ownership of water supply, wastewater, and stormwater infrastructure assets. All legislation relating to water services entities will be repealed (Water Services Entities Act 2022, Water Services Entities Amendment Act 2023, and Water Services Legislation Act 2023). Previous legislation related to the provision of water services will be reinstated (including local government legislation). This will restore continued council ownership and control of water services, and responsibility for service delivery.		
Data source	Letter from Minister for Local Government		
Level of certainty	High – The Government has confirmed its intention to repeal current legislation with Cabinet agreement to introduce the relevant repeal bill.		
Key risks	***Risk*** Government has indicated future potential changes to three waters infrastructure management through their 'Local Water Done Well' direction. This direction could create future changes to water services and infrastructure management.	***Effect of risk*** Future changes to water service delivery agreed through 'Local Water Done Well' could create change to Council's long-term plans as new service delivery models and financing tools or new rules for water services and infrastructure investment are developed. Any changes to waters infrastructure funding is likely to have significant impact on Council's long-term plan.	***Mitigation*** Maintain visibility of Government's water services policy development and work with other councils in our region to progress the development of a new regional CCO model. Changes created through future Government policy and new legislation is likely to require decision making through a future long-term plan process or long-term plan amendment process.

Inflation

Assumption

Inflation rates have been estimated using the BERL Forecasts of Price level Change Adjustors 2034 final update.

We also assume that the Reserve Bank will use monetary controls to keep CPI within the 1.5 percent to 3 percent range.

Cost adjustors

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	*20 yrs avg.*
Planning and regulation	3.4%	2.6%	2.1%	2.2%	2.1%	2.0%	1.9%	1.9%	1.9%	1.8%	1.8%	2.4%
Roading	3.8%	2.9%	2.0%	2.3%	2.3%	2.2%	2.1%	2.0%	2.0%	2.0%	1.9%	2.6%
Transport	3.4%	2.6%	2.1%	2.2%	2.2%	2.1%	2.0%	2.0%	1.9%	1.9%	1.9%	2.4%
Community	3.5%	2.7%	2.0%	2.2%	2.2%	2.1%	2.0%	1.9%	1.9%	1.9%	1.8%	2.4%
Water and environment	5.0%	3.6%	2.5%	2.7%	2.6%	2.5%	2.3%	2.3%	2.2%	2.1%	2.1%	3.1%

8

Council HR cost adjustor	6.0%	4.5%	2.2%	2.1%	2.1%	2.0%	1.9%	1.9%	1.9%	1.8%	1.8%	2.2%

Council HR cost adjustor – 2024 & 2025 adjustors are based on multiple factors (e.g. union negotiations and living wage) and do not reflect BERL indices.

Interest revenue – forecast to remain constant. Interest rates do not increase annually in line with rates of inflation.

Data source	***Inflation rates applied –*** Inflation rates have been estimated using the BERL Forecasts of Price level Change Adjustors 2034 final update. We also assume that the Reserve Bank will use monetary controls to keep CPI within the 1.5% to 3% range. Inflation is affected by external economic factors, many of which are outside of the Council's control and influence.
Level of certainty	Low At a high level our BERL's methodology creates a "basket" of goods that local authorities purchase, as measured by producer price input indices. The model behind the forecasts utilises a process based on past observations of a given variable to explain present and forecast future observations. This process means that uncertainty in early forecast periods ripples through later forecast periods and is amplified as it does so.

Key risks	***Risk*** That actual inflation will be significantly different from the assumed inflation.	***Effect of risk*** The Council's costs and the income required to fund those costs will increase by the rate of inflation unless efficiency gains can be made. Where efficiency gains can't be made, the higher costs has an impact on rates revenue required leading to affordability issues for ratepayers. The first few years of the forecasted cost adjustors are reasonably likely, however the latter period are only indicative. A 1% increase in inflation would increase annual operating expenditure by $8m (based on annual operating costs of $800m) and capital expenditure by $4m (based on an annual capital budget of $400m).	***Mitigation*** Annual review through the annual plan process.

Interest rates- cost of borrowing

Assumption

The Council borrowing rates for debt will change as per the table below.

	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
Effective Interest Rate	4.19%	3.74%	3.86%	3.96%	4.07%	4.20%	4.36%	4.62%	4.62%	4.77%

Data source

Assumption reflects Council actual borrowing rates along with forecast rates based on hedging position and range of economic forecasts.

Level of certainty	High - There is relative higher levels of certainty over short-term borrowing rates for Council debt in the short term given hedging policies. Longer-term, certainty levels are lower as interest rates are subject to wide range of factors		
Key risks	***Risk*** That interest rates will differ significantly from those estimated. That interest rates will fluctuate significantly.	***Effect of risk*** Based on Council's hedging profile, a 0.1 percent movement in interest rates will increase/decrease annual interest expense by between $800,000 and $1,900,000 per annum across the 10-year period of this plan. The impact of this annual amount (discussed above) would translate to potential 0.2% – 0.4% rates increase.	***Mitigation*** Interest rates are largely driven by factors external to the New Zealand economy. The Council manages its exposure to adverse changes in interest rates through the use of interest rate swaps. At any time Council policy is to have a minimum level of interest rate hedging equivalent to 50 percent of core borrowings.

Asset revaluations

Assumption	Assumed growth in asset values are outlined in the table below. Growth in Council asset values are key drivers of forecasting increasing capital investment and depreciation. For the purpose of the financial model, all assets are revalued annually for depreciation purposes in order to reduce the distraction of year-on-year peaks and troughs in revenues and expenditure that are generated by these revaluations.

	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
Buildings Revaluation	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Waters Revaluation	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Treatment Plant Revaluation	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Roading Revaluation	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%

Depreciation and revaluation of property, plant, and equipment (including water and transport assets) Financial forecasts in this Long-Term Plan include a 3-yearly estimate to reflect the change in asset valuations for property, plant, and equipment in accordance with the Council’s accounting policies.

Council’s policy is to value assets triennially, and each year a different category is valued by an independent valuer. The valuation timetable is as follows:

- Operational land and buildings 30 June 2026, 2029 & 2032
- Infrastructure land 30 June 2025, 2028 & 2031
- Infrastructure assets 30 June 2025, 2028 & 2031
- Three waters 30 June 2024, 2027 & 2030

The following assumptions have been made for this LTP:

- The Council will continue its policy of fully funding depreciation which is affected by asset revaluations except for Three Waters assets, and assets we do not expect to replace at the end of their useful lives.
- The value of non-depreciable assets (such as land) is forecast to remain constant

Data source	Asset revaluation assumptions are based off historical revaluation increases and estimates.		
Level of certainty	Medium – the medium level of uncertainty on how Council asset values will change over time related to the currently high inflation impacting input / construction costs.		
Key risks	***Risk*** Assets are under/overstated and therefore the balance sheet does not reflect accurately the value of Council owned assets. Depreciation based on incorrect valuations will mean that too much or too little revenue is collected to cover costs of renewal over time.	***Effect of risk*** Asset value growth at higher rates than assumed will lead to increasing pressure on rates and borrowing levels. This risk has impacted the Council’s planning in recent years as asset value growth has exceeded budgeting assumptions. Asset value growth also impacts the depreciation expense and the rates revenue required. If mitigations for this increase are not possible, then higher rates	***Mitigation*** As well as regular revaluation of assets as part of the normal accounting and annual reporting process there is a high level review of asset values undertaken on an annual basis. The LTP yearly budgets are inflated by forecast inflation for the particular assets in question, based on independent professional advice. In each annual plan following the LTP year, depreciation and asset values are

		increases and impacts ratepayer affordability may result.	adjusted for new assets, and any actual revaluations. In non-revaluation years an assessment is made as to whether asset values may have moved significantly and therefore whether an out of cycle revaluation is appropriate. Depreciation is adjusted annually to reflect the above adjustments to asset values

Let's Get Wellington Moving

Assumption	**For the purposes of development of the 2024-34 LTP we will assume:** LGWM relationship and funding agreement will be dissolved by mutual agreement of the three partners, WCC, Waka Kotahi and GWRC with the aim for the programme to be wound by by 31 March 2024. **Early delivery & city streets** – Thorndon Quay Hutt Road, the Golden Mile and some targeted improvement projects will be delivered by Council as planned through the approved business cases and funded from Council's balance sheet in accordance with financial policies and attracting standard funding assistance rate (FAR) rate (see also later assumption on Waka Kotahi NZ Transport Agency subsidies). The individual business cases for the City Streets projects are not yet complete. The intention is to progress the highest priority City Streets projects, such as the second spine with the Bike Network Plan as one programme of work. In parallel we will be developing a combined multi-modal programme, including bus-priority improvements. **Transformational Programme** – will be picked up by Waka Kotahi in line with the Government's direction to focus solely on State Highway improvements around the Basin Reserve and a new Mt Victoria tunnel.		
Data source	Coalition government 100-day plan and Waka Kotahi correspondence		
Level of certainty	**High** – The Thorndon Quay Hutt Road, the Golden Mile projects have progressed through business case and funding approvals. City Streets projects will need to progress through standard transport project approval phased so there is less certainty relating to the level of FAR for these projects given change in government and potential change in transport related priorities. Whilst we anticipate walking and cycling objectives may be de-prioritised, we expect Public Transport objectives to still rate high. Coalition government has confirmed withdrawal from LGWM programme meaning withdrawal from transformation programme has high certainty.		
Key risks	***Risk*** That costs for the early delivery projects may escalate significantly due to inflation, supply chain or scope changes. That the City Streets Business Cases do not attract FAR due to a change in Government direction which will become	***Effect of risk*** This would either require Council to accommodate additional costs into an amended budget with breaches of proposed current rates and debt limits or aspects of LGWM may not be able to proceed.	***Mitigation*** Each project funding is approved as single stage business cases are submitted allowing for reprioritisation as required. Tight scope control on projects.

12

	clearer once it has issued a new Government Policy Statement on transport.	If City Streets projects do not attract Waka Kotahi FAR, then investment in mode shift will slow or Council will have to fund these projects 100%.	

Waka Kotahi NZ Transport Agency subsidies

Assumption	That Waka Kotahi NZ Transport Agency funding assistance rate (FAR) subsidy will remain in place and will be funded through the next LTP – 2024 – 2034. The overall average for FAR is 51%. Waka Kotahi NZ Transport Agency funds specific programmes of work and agrees 3-year funding envelopes across such items as maintenance operations and renewals and low cost/low risk programme, as well as funding for specific roading projects.		
Data source	The Waka Kotahi business case model is administered nationally and is the mode of operation for the operations, maintenance, renewals and new capital investment. The model is mature and is the national delivery framework.		
Level of certainty	Medium - Whilst the level of certainty for higher FAR rates for mode shift projects such as those delivered under our Bike Network Plan may be lower than recent years (up to 90% FAR), the FAR rate for resilience and safety projects is likely to stay around 51% as is the FAR for maintenance and renewals. Funding decisions for maintenance, renewal and new safety and resilience programmes of work have not all been finalised and may affect programmes in the first three years.		
Key risks	***Risk*** Changes to Waka Kotahi NZ Transport Agency road prioritisation may impact on future funding. Total funding levels may be less than assumed in the LTP.	***Effect of risk*** If the actual funding from Waka Kotahi NZ Transport Agency is significantly less than forecast, the Council will need to look for alternative funding through rates or borrowings and this may limit the viability of some projects. If the project does not proceed, this may have impacts on the level of service of lower risk roads. If the returns were greater then Council would have additional revenue above forecasts. A 5-percentage point change in the level of NZTA subsidy over our transport programme would represent approximately $1.7m increase or decrease in revenue each year.	***Mitigation*** Retain an agile approach to changing GPS & FAR Rates. Maintenance of a positive relationship with Waka Kotahi NZ Transport Agency allows frequent communication and the awareness of issues in advance. Ensure Annual Plan and LTP are updated to reflect any changes.

Other forecasting assumptions

Resource consents

Assumption	Conditions for existing resource consents held by the Council will not be significantly altered. Any resource consents due for renewal during the 10-year period of this plan will be renewed accordingly and this will not have a significant impact on timing.
Data source	Great Wellington Regional Council is consenting agent for these matters https://www.gw.govt.nz/
Level of certainty	Moderate- there is some uncertainty around consenting conditions for the renewal of some Council consents: • Landfill consents expire in 2026. Given the Southern Landfill consenting conditions are substantially about the management of leachate, there is a likelihood that conditions will be substantially more rigorous. • Contaminated Soil - Retrospective consent for the disposal of contaminated soil on Stage 2, specifically, discharge of contaminants to water and to land where they may enter water. • Sludge minimisation plant: have obtained all resource consents required for construction (list and IDs available if required). Outline Plan Report accepted by WCC so the Change of Designation process required for the operational authorization of the plant is complete. Construction is under way and currently progressing well for a 2026 completion.

	Risk	Effect of risk	Mitigation
Key risks	Conditions of resource consents are altered significantly. That significant delays to projects are experienced due to the resource consent process. The Council is unable to renew existing resource consents upon expiry	The financial effect of any change to resource consent requirements would depend upon the extent of the change. Delays to projects may have material cost implications. Failure to renew existing consents, or a significant change in requirements could result in the Council needing to spend additional funds to enable compliance.	Generally, the Council considers that it is fully compliant with existing resource consents. Changing consenting conditions will be inputs into planning individual projects- for example in the scoping of any landfill or sludge minimisation investment. Budget revisions will take place where there are anticipated changes to consent requirements.

Sludge minimisation facility – Cost and time escalations

Assumption	The IFF costs up to $400 million do not sit on Council's balance sheet.
Data source	Infrastructure Funding and Financing Funding and Administration Agreement (IFFFAAA)

Level of certainty	Medium		
Key risks	***Risk*** Construction costs and timeline deviate materially from the current estimates and the requirements of the IFFFAAA.	***Effect of risk*** Where cost escalations occur, the funding (over and above that allocated from IFF) will need to be provided from Council's already constrained balance sheet. Where there are significant delays in delivery of the project, at a minimum, Council will be in breach of resource consents and may have to consider costly alternatives to the one provided for by the SMF. If cost escalations occur this will require the Council to borrow more debt to be paid back over the life of the facility.	***Mitigation*** The construction contract includes a Liquidated Damages (LD) mechanism, agreed with the construction partner, which will apply if late completion was to occur. Robust contract management and proactive risk identification, mitigation and management, closely monitored through appropriate Governance mechanisms is in place. In addition to the LD regime the construction contract includes mechanisms to support and enable compliance with the required programme for example early procurement of items critical to programme.

Cost of carbon

Assumption

Council assumes that the cost of carbon will inflate over the coming years as per the table below.

Table 1: Estimated Forecast Cost of a NZU from 2025 to 2034

Assumption: We have used the market forward contract last/fix price for NZUs for April 2025 to April 2028 in Table 4. For the 2029 to 2034, we have assumed that the cost of an NZU continues to increase, at 7.8% per year (based on the average increase in the market forward contract last/fix price for NZUs from April 2025 to April 2028).

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	$80.95	$86.82	$93.12	$99.90	$107.69	$116.09	$125.15	$134.91	$145.43	$156.77

This assumption directly informs the carbon unit costs related to the Southern Landfill. More broadly the growing cost of carbon will have implications on the investment profile of individual projects and design of Council services, these impacts will be considered through the establishment of frameworks the Council will use in future project investment analysis and service review.

Data source

Price ceiling and price floor

The Climate Change Commission provided advice to government that has been accepted, to set a trigger price for the release of additional units into the market. This in effect acts as a price ceiling. The Commission also advised on the minimum price the govt can set in an auction of units. While the market price can sit below this, it is likely that this sets the price floor, and the forward contract prices are all sitting above this auction price, lending weight to this assumption.

Table 2: Climate Change Commission's Recommended Cost Containment Reserve from 2024 to 2028.

	Fixed and cannot be changed	Updated recommendations

Cost containment reserve	2024	2025	2026	2027	2028
Trigger price, including inflation	$91.61	$103.24	$205.00	$215.00	$226.00

Reference: He Pou a Rangi Climate Change Commission | Advice on NZ ETS unit limits and price control settings for 2024-2028

Note: The Climate Change Commission states: "Our advice is that significantly higher trigger prices are justified to put them well outside where the market may need to operate to be consistent with meeting emissions budgets. We judge it unlikely that any potential magnet effect would be sufficiently strong to cause prices to rise to that level."

Table 3: Climate Change Commission's Recommended Auction Reserve Price from 2024 to 2028.

Auction reserve price	Fixed and cannot be changed		Updated recommendations		
	2024	2025	2026	2027	2028
	$35.90	$38.67	$72.00	$75.00	$79.00

Reference: He Pou a Rangi Climate Change Commission | Advice on NZ ETS unit limits and price control settings for 2024-2028.

Table 4: Market forward contract last/fix price for NZUs for April 2025 to April 2028.

Contract	Last/Fix (Forward Contracts as of 15 September 2023)
NZUs – April 2024	$75.47
NZUs – April 2025	$80.95
NZUs – April 2026	$86.82
NZUs – April 2027	$93.12
NZUs – April 2028	$99.90

Reference: Carbon News NZ, website accessed September 15th 2023.

Level of certainty

Moderate – The certainty of the cost estimate for a NZU is moderate. A range of factors including the pace of technological change and level of economic activity could significantly affect both the medium and long-term trend and year on year costs.

Key risks

Risk	***Effect of risk***	***Mitigation***
That actual increase in NZU price will be significantly different from the assumed increase, contributing to ETS costs at the landfill and underlying inflation of input fuel costs to Council.	The Council's direct NZU costs (through our ownership of Southern Landfill) and indirect NZU costs (through our use of natural gas, petrol and diesel) could be higher than forecast. For example, at the landfill our current liability is forecast to increase by roughly a third by 2028, however govt settings would allow the cost to increase by 300%.	Annual review of the budget through the annual plan process. We also have projects in place under our Te Atakura climate action strategy to minimise our exposure to the price of carbon: better methane capture and destruction technology at the landfill; diversion of organic matter from the landfill; removing natural gas (also known as "fossil gas") used for heating indoor spaces and water heating from Council owned buildings including our pools; and converting our vehicle fleet and equipment to electricity.

Significant Asset Lifecycles

Assumption

The estimated useful lives of significant assets will be as shown in the Statement of Accounting Policies. The asset life of key assets (three waters and transport is included below). The majority of the significant assets will continue to be revalued every three years. It is assumed that assets will be replaced at the

16

end of their useful life. Ranges in average ages relate to the variability of component parts of assets and changing material and design of assets over time.

Key Asset – Pipes	Asset life in years	Asset life from 2022 3W Valuation
Water pipes	50-95	40-128
Water reservoirs	40-100	90-117
Water pumping stations	20-100	100-104
Sewer pipes and tunnels	60-110	60-128
Sewer pumping stations	20-80	100
Stormwater pipes	50-130	40-130
Stormwater pump stations	20-100	100

Key Asset – Roads	Asset life in years	Asset Life from 2022 Transport Assets Valuation
Surface	10	6-50
Base	50	35-40
Bridges	80	95-105
Footpaths	20-50	15-50
Retaining walls	50-75	35-80
Sea walls	80-100	100
Kerbs and channels	70-120	10-60

It is also assumed that:

- the majority of the significant assets will continue to be revalued every 3 years.
- assets will be replaced at the end of their useful life.
- planned asset acquisitions (as per the capital expenditure programme) shall be depreciated on the same basis as existing assets.

Data source

Assumptions of asset lives are informed by guidance on the Useful Life of Infrastructure from the NAMS Council and Council actual condition information of assets.

Level of certainty

Mixed – The level of certainty of useful lives of assets ranges across different asset types. Underground assets that are not easily accessible have lower levels of confidence on their current condition and therefore expected remaining useful lives

Key risks

Risk	*Effect of risk*	*Mitigation*
That assets wear out earlier or later than estimated.	Depreciation and interest costs would increase if capital expenditure was required earlier than anticipated. The financial effect of the uncertainty is likely to be immaterial. In the event that useful lives are overestimated, renewals would fall earlier than anticipated. This would result in additional capital expenditure earlier than anticipated, impacting depreciation and interest costs. Conversely, in the event that useful lives are underestimated, we will forecast a higher renewal programme of capital expenditure than necessary.	Generally, we have the ability to prioritise work programmes should assets wear out earlier or later than estimated. In addition, we are continuously improving data integrity on our assets. We are actively investing in improving the quality of asset condition information including of our three waters assets, to reduce the likelihood of this risk.

		This could also result in the overcollection of depreciation in the earlier years of an assets life. The likely financial impact of this is minor.	

Ability to deliver capital programme

Assumption	We assume that there will be market capacity to deliver our planned capital programme. This will be supported by careful programme planning, investment in internal capability, including that of Wellington Water.		
Data source	N/A		
Level of certainty	Moderate – There is always an inherent level of risk in delivering a capital programme. Although we have plans to manage this risk there remains uncertainty. In the short-term this is linked to significant cost escalation of labour and materials. In the longer-term this relates to the ability of the supplier market to respond to regional investment and demand on infrastructure service providers.		
Key risks	***Risk*** That our capital programme is not able to be delivered as planned.	***Effect of risk*** If we are unable to deliver the planned capital programmes, then the benefits of investment will be delayed. For projects aimed at enabling growth, this could constrain the pace of growth. There will also be delays to our planned capital expenditure profile with flow on impacts on borrowing and operating expenditure projections.	***Mitigation*** Regular monitoring of our capital programme progress, and adjustments to plans through the formal Annual Planning process. Strong procurement processes ensuring the market can respond positively to opportunities. Careful programme planning and monitoring, investing in internal capability, including that of Wellington Water Limited. If unable to deliver the capital programme, Council will prioritise renewals work (to prevent asset failure and resulting service interruptions) and critically review the planned capital upgrade work programme including identifying opportunities for deferral of works.

Level of service (awaiting update post Council decision making)

Assumption	For this 10-year plan we assume that the current demand for Council services and customer expectations regarding business as usual levels of service will not significantly change during the planning period beyond what is specifically planned for and identified in this 10-year plan.

18

	As a result it is assumed that there will be no significant additional impact from level of service changes on asset requirements or operating expenditure.
Data source	N/A
Level of certainty	Low – it is highly likely that demand for Council service levels will change to some degree over the course of the next ten-years, however these changes are not currently predictable and as such not about to be built into the underlying assumptions of this long-term plan.

Key risks	***Risk***	***Effect of risk***	***Mitigation***
	That there are significant changes in residents' demand for services or levels of service beyond those planned in this plan.	If residents begin to expect a higher level of service than planned, then either Council will face unbudgeted additional cost to meet that higher level of service, or Council will be unable to meet changed resident expectations and would see a decrease in residents' satisfaction with Council services.	The Council has defined service levels for its planned activities, which have been reviewed as part of the 10-year plan process. The regular 3 year Long-term Planning cycle provides the opportunity for service levels to be regularly reassessed for changes in demand.

Vested Assets

Assumption	No vesting of assets is forecasted across this ten-year plan.
Data source	N/A
Level of certainty	Low

Key risks	***Risk***	***Effect of risk***	***Mitigation***
	That there will be assets vested thereby increasing the depreciation expense in subsequent years.	The level of vested assets fluctuates considerably from year to year and is unpredictable. The recognition of vested assets revenue in the Statement of Financial Performance is non-cash in nature and has no impact on rates. The financial effect of the uncertainty is assessed as low.	Annual review of the budget through the annual plan process.

Funding sources - asset divestment

Assumption	That some assets, including long-term ground leases for multiple sites will be divested. Any proceeds forecasted from asset divestment will be reinvested in accordance with our Treasury Management Policies unless otherwise directed by Council resolution. We have assumed sale proceeds from Wellington International Airport Limited (WIAL) shares of \$500m (based on the midrange valuation), with an \$8m cost for the sale. This leaves a starting fund

	balance of $492m. We have also assumed $50m in ground lease sales, spread over Years 5 to 10 of the LTP, with proceeds being invested in the Perpetual investment fund (PIF).		
Data source	Sale of WIAL shares and ground leases for PIF – KPMG modelling.		
Level of certainty	High – When considering the sale of ground leases it is important to consider: • Where the ground lease sits within the 21-year cycle • Ground lessees' ability to make an acceptable offer • Impact on the parcel of land that the ground lease sits on • Revenue stream that the ground lease provides • Potential revenue from the sale of the ground lease High – There is a risk that the sale proceeds from the sale of the WIAL share and ground leases is lower than assumed.		
Key risks	***Risk*** That the sale proceeds and rate of return is not achieved and/or we are unable to find buyers.	***Effect of risk*** If the sale of long-term ground leases and WIAL shares are delayed or at a lower value, this may impact Council's debt position and may lead to a breach of the proposed debt to revenue limits. This would also reduce the amount available to invest in the Perpetual investment fund.	***Mitigation*** Council's Annual Planning process will review this assumption. We have used the midrange valuation for the sale of WIAL shares.

Development Contributions

Assumption	Revenue from Development Contributions is not materially different from that forecast in the LTP.		
Data source	N/A		
Level of certainty	Moderate – the level of Development Contribution revenue is broadly in line with actual levels of revenue over the previous three financial years. This LTP includes a review of the DC policy and supporting processes. The impact of the review will follow the adoption of the LTP.		
Key risks	***Risk*** The level of development contributions collected and the timing could result in insufficient income to cover the costs of required growth infrastructure.	***Effect of risk*** If the level of development contribution income is less than forecasted, this would mean the debt is not paid off as quickly as planned, and therefore interest costs relating to this debt would be marginally higher than planned	***Mitigation*** Council's Annual Planning process provides a process whereby reprioritisation of budget can be undertaken.

Availability of insurance (to be updated post consultation)

Assumption	The Council will maintain or increase its current level of insurance from all sources. This may include introduction of new sources. Council can currently fund 29% of the 1-1,000 year earthquake loss estimate.

20

Data source	Earthquake is considered to be the largest single risk for the Council asset portfolios. Earthquake loss estimates are used to assess the risk to the portfolio, subsequently informing strategic decisions to manage risk. The data for a 1-1,000 year event loss informs the amount of risk funding required and the excess risk accepted by Council. Loss estimates are modelled by Aon and GNS – refer to earthquake risk assumption below.
Level of certainty	Low - traditional insurance capacity is increasingly squeezed as values, inflation and claims are elevated. Availability of alternative risk funding is currently unknown but under investigation.

Key risks	***Risk***	***Effect of risk***	***Mitigation***
	That the financial loss to the assets in a major event is significantly greater than estimated. That the increasing costs of holding insurance exceeds available budget.	An inability to adequately fund the assumed risk or actual losses exceeding estimated loss would mean that not all assets would be able to be repaired or replaced post a significant earthquake event. Meeting increasing costs of insurance to maintain coverage would have direct impacts on rates and fees and user charges. The chosen mix of risk funding methods does not meet Council's needs. Every additional $10m of insurance cover has an approximate 2% impact on rates.	The assumptions that drive the 1-1,000 year loss estimates will be updated using the new NSHM(2022) to ensure up-to-date asset information is understood. Incorporating resilience measures into our loss estimates will increase the certainty around the level of risk funding required. e.g. buildings that are base isolated and unlikely to take material damage. Council has prioritised resilience work in all asset portfolio's within the capital programme. Council Officers will also work on the “Insurance Roadmap”, which aims to instate alternative risk funding methods and improve Council’s post event outcomes. The Roadmap identifies a 3-6 year timeframe to fully understand and begin implementation of new strategies.

Local Government Funding Act - Deed of Guarantee

Assumption	Each of the shareholders of the LGFA is a party to a Deed of Guarantee, which provides a guarantee on the obligations of the LGFA and the other participating local authorities to the LGFA, in the event of default. Council assumes no default event occurring during this Long-Term Plan.
Data source	N/A
Level of certainty	High – Given the LGFA structure and the conservative nature of the financial covenants they place on all Councils, the level of certainty that there will not be a default event during the period of the LTP, in Council’s view, is high. The likelihood of a local authority borrower defaulting is extremely low and all of the borrowings by a local authority from the LGFA are secured by a rates charge.

	Risk	Effect of risk	Mitigation
Key risks	In the event of a default by the LGFA, each guarantor would be liable to pay a proportion of the amount owing. The proportion to be paid by each respective guarantor is set in relation to each guarantor's relative rates income.	Payment would be required by Wellington ratepayers for the relevant amount in default, for the most part via equity investments already held on behalf of Council by the LGFA	The structure and makeup of the LGFA through the foundation documents sets out the protections and processes of guarantees and defaults. The LGFA Risk management committee, reporting framework, key performance indicators and variance at risk all mitigate the risk eventuating. Council also maintains conservative internal policies to ensure we are not the council at risk of default. This is demonstrated in our recently reaffirmed AA+ rating from S&P.

Renewal of existing funding

Assumption	It is assumed that the Council will be able to renew existing borrowings on similar terms.		
Data source	N/A		
Level of certainty	High		
Key risks	***Risk*** That new borrowings cannot be accessed to fund future capital requirements.	***Effect of risk*** Future capital programmes may be delayed and the Council improvement programmes/infrastructure assets may not receive the required investment. If funding is no longer available existing debt will need to be repaid, capital expenditure will cease and the council would be at risk of default under lending agreements.	***Mitigation*** Council maintains internal policy settings that allow for prefunding up to 18 months to manage refinancing risk. Council issues long term funding that is well spread over multiple maturity dates to ensure intergenerational equity requirements as set out in the Local Government Act 2002 are being met. Council sources debt from the LGFA which has the highest possible credit rating available demonstrating strong management and governance practices in place. The LGFA is a very well run, risk averse organisation that has sound risk management practices in place to continue to fund the local government sector over the long term. Access to the LGFA will continue to be the most

			appropriate way for Council to fund its balance sheet.

Weathertight homes

Assumption	The Council will continue to spread the cost incurred by settling weathertight homes claims by funding claims from borrowings and spreading the rates funded repayment across a number of years. This 10-year plan assumes that the Council's weathertight homes liability will be fully settled by 2039 and the associated borrowing repaid over the 24–year period.		
Data source	Actuarial Valuation of Weathertight Claims as at 30 June 2023		
Level of certainty	High		
Key risks	***Risk*** That the level of the claims and settlements is higher than provided for within the 10-year plan.	***Effect of risk*** The weathertight homes liability is an actuarial calculation based on the best information currently available. The liability provided for within the Council's financial statements is $24 million, a 1 percent change in this figure would equate to $0.24 million.	***Mitigation*** N/A.

Earthquake risk (to be updated post consultation)

Assumption	The assumed risks of a significant earthquake are in line with Wellington lifelines planning and relate to likelihood of earthquakes at different scales on the Modified Mercalli intensity (MMI) scale. Likelihood captured in the table below. This data has not been updated to reflect the results of the NSHM2022, the generalised results indicate that shaking will be more intense than the below.
Data source	Wellington Lifelines report 2019 and NZ NSHM (gns.cri.nz)
Level of certainty	Low

MMI level	Average return period
MMI7	~30 years
MMI8	~120 years
MMI 9	~400 years
MMI 10	~1350 years

	Risk	Effect of risk	Mitigation
Key risks	That a significant event occurs during the period of the Long-Term Plan. That the scale and impact of a significant event is much larger than anticipated.	The city is damaged to an extent that significantly impacts daily operation and liveability. If Council is unable to recover sufficiently or quickly enough to prevent long-term adverse effects on the population or local economy, Council's income streams, may not support it's commitments to repay debt. The city is damaged significantly more than expected and recovery funding is inadequate to prevent adverse long-term effects.	Council holds insurance cover and debt provision to fund losses in a significant event. - Council is improving the resilience of its infrastructure and building portfolio. - Council emergency response staff are regularly trained. - Development in areas subject to natural hazard risk is restricted. - Council regulates the remediation of earthquake prone buildings in the city.

Local Government reform

Assumption	That our current structure, role, and functions will continue, except where this has been clearly stated in the LTP. The range and nature of our services will remain unchanged. The Review into the Future for Local Government has published its final report, He piki tūranga, he piki kōtuku. The report poses proposes 17 recommendations to shape a more community focused, citizen-centred local governance system. The report does not explicitly recommend the allocation of roles and functions between central and local government and notes that decisions relating to the allocation of roles and functions cannot be made without understanding how they will be funded, and whether local government has the capacity and expertise to carry them out.
Data source	
Level of certainty	High - while the Future for Local Government review recommends and discusses changes to what local government is and does, it is unlikely that any recommendations could take effect by 1 July 2024

	Risk	Effect of risk	Mitigation
Key risks	That the structure of Local Government will change, and the Council moves to unitary, combined or other governance model. Within ten years there may be significant changes to the boundaries of local government in our region. That central government will allocate or remove responsibility for services to local government, and/or the Regional Council will allocate responsibility for additional services or standards to local government in the Bay of Plenty Region that requires immediate addressing and affects our capacity to deliver.	Effect depends on the level of change. There could be significant restructuring, reorganisation or establishment costs incurred. There would be associated financial and rating changes as a consequence. Changes in the purpose and role of local government may have substantial impacts on budgets and financial forecasts and may require an amendment to the LTP.	A reorganisation process would take place over a sizeable period of time, this would allow the Council to fully prepare. The Council will proactively monitor and engage in discussions of this nature. We will continue to keep a watching brief on the local government sector and central government's response to the Future for Local Government review.

24

Resource Management reform

Assumption	That during the life of this LTP, the Resource Management Act 1991 (RMA) will remain until new legislation is prepared. The Natural and Built Environment Act 2023 (NBA) and the Spatial Planning Act 2023 (SPA) were repealed in December 2023. The government has signalled an intent to introduce new resource management laws based on the enjoyment of property rights.		
Data source	[Resource management system reform | Ministry for the Environment]()		
Level of certainty	Low – The new Government 100-day plan includes repeal of the Spatial Planning and Natural and Built Environment Act and introduction of a fast-track consenting regime		
Key risks	***Risk*** That the resulting change in approach to resource management to a system based on the enjoyment of property rights, rather than sustainable management, requires significant changes to how Council undertakes planning and regulates land use and development.	***Effect of risk*** There is uncertainty about the exact form that reform of resource management may take, however it is possible that a new District Plan (or equivalent) will need to be prepared to give effect to new legislation. This will require significant resourcing from Council, likely similar to the District Plan review process currently underway.	***Mitigation*** We will continue to keep a watching brief on the review and any resulting legislative changes.

Financial Strategy

Draft

2024-34 Long-term Plan

Contents

Introduction

The Council's financial and infrastructure strategies are the main foundations for the long-term plan (LTP). The strategies are interdependent in that they together:

- tell a story about the levels of service that are planned, the required infrastructure investment, and the associated costs;
- specify the funding and investment boundaries and/or financial trade-offs in advancing the Council's outcomes, priorities, and proposed levels of service; and
- identify and guide the management of any financial risks to service delivery and the financial health of the Council.

Both strategies respond to the strategic challenges, issues and expectations faced by the city.

This Financial Strategy outlines our overall approach to managing the Council's finances over the next ten years. It provides guidance to manage financial risk, and it explains the effect of spending decisions and funding choices on levels of service, rates, debt, and investments. In the meantime, the funding options available to the Council are limited. We must make careful decisions about what we invest in and when, to provide the required service in the most cost-effective way. We must also ensure that those generations that benefit from the services we provide are the ones that pay for those services.

This strategy also sets the limits (e.g., rates, debt) within which the Council proposes to manage its finances over the life of the LTP.

The Council is committed to responding to the needs of the community in an affordable way as well as funding long-term projects to support its vision: *Poneke: A creative capital where people and nature thrive*. However, the Council faces significant demand for increased investment in its infrastructure while investment capacity is reducing. We must also ensure that those generations that benefit from the services we provide are the ones that pay for those services.

Part 1 - Our investment capacity and infrastructure demands

The biggest challenge for the Council is that our investment capacity is reducing but our infrastructure demands are increasing faster than our ability to fund the required work. Key contributors to this are outlined below.

Investing in the City

The 2021 LTP established a 2040 vision for the City to be 'an inclusive, sustainable and creative capital for people to live work and play'. The 2024 LTP broadly continues this ambitious vision by investing in significantly improving services and infrastructure. We must also focus on accommodating expected growth[1]. We are a compact City, and our proposed district plan looks to accommodate this growth by intensifying existing residential areas. This may see an increase in mixed use properties (e.g., both commercial and residential). We expect no other significant changes in land use. There are minimal operating costs associated with growth and land use change. Capital cost implications are detailed below.

To meet our vision, over the last two LTPs the Council has made strategic decisions to invest in many projects, including core infrastructure, the new build of the Tākina Convention Centre, and reinstating earthquake prone buildings such as the strengthening and modernisation of Te Matapihi Central Library and the upgrade of the Town Hall. This has been funded by taking on additional debt, which has resulted in the Council's debt more than doubling since 2017[2]. While the current debt held by the Council is well within the covenant limits set by the NZ Local Government Funding Agency (who the Council borrows most of its debt from) we are near the limit of the internal self-imposed debt to revenue cap. As a result, we need to carefully consider what projects we pursue in the future.

In this LTP the Council is focused on delivering core services, such as waters and transport. Because of decades of underinvestment in infrastructure and the long tail of earthquake impacts on many key buildings across the city, our required investment in our core assets is significant. Council is committing to 'looking after what we have'. There is little scope for us to significantly increase level of service targets over the next 10 years[3].

Our infrastructure demands

The Council's Infrastructure Strategy (IS) identifies significant needs, challenges and options for managing infrastructure over the next thirty years. The IS signals where asset investment or optimization (including divestment) may be needed.

The IS identifies five infrastructure challenges that are key drivers of the financial sustainability challenges addressed in this strategy:

1. **Population growth and changing demand and expectations**. Wellington has sustained a steady 1.2% population growth per year from 1998 to 2018. The forecast growth rate going forward is lower at 0.8% per year. This will still result in between 50,000 - 80,000 extra people over the next 30 years and requires approximately 24,000-31,000 more housing units. An aging population, changes to household size, more intense and mixed land uses, and accessibility requirements affects the range of infrastructure / services needed while increasing the demands on the

[1] Wellington City's population is forecast to grow 26% between 2021-2054 and the 2021-31 (Sense partners population forecast)
[2] As at 30 June 2017 the Council's borrowings were $582m it is now more than $1.4b
[3] Levels of service are what we have agreed to deliver to, and on behalf of, the community. These are set through the Council's LTP, sometime in response to community desire, and sometimes in response to statutory requirements.

existing networks across the city. Many infrastructure networks will require more or new investment to support this forecast growth particularly the intensification of existing urban areas and along key public transport corridors as signalled in the Spatial and Proposed District Plans.

2. **The aging and declining condition of our infrastructure portfolio** - in particular water and transport networks. The age, condition and performance of our water assets is under significant stress. These assets, which were designed at a time to service a smaller population, less housing and different weather patterns, require significant on-going investment at a scale far greater than in recent years. Wellington's topography constrains our ability to add or widen corridors for our transport network. This lack of capacity shows up as congestion on the roads and creates safety issues, especially for vulnerable road users. To maximise the safety and efficiency of our network, increase the provision of safe convenient and reliable low carbon transport mode options, relocation of some space away from inefficient private vehicle traffic lanes and parking to higher capacity public transport and active mode corridors. To deliver these changes in our transport system, considerable investment will be required for decades, either through government or some other funding mechanism.
3. **Mitigation and adaptation to climate change.** Much of our infrastructure was planned and built before we considered the impact on carbon emissions. To reach our goal of a 57% reduction in emissions by 2030 and achieve net-zero carbon by 2050, we must rethink and redesign our infrastructure. Climate change is already affecting New Zealand, impacting its natural environment, economy, and communities. Without proactive adaptation, further climate-related changes are expected to significantly impact our infrastructure. Recent weather events underscore the exposure of Wellington's infrastructure to various climate-related impacts, such as extreme weather events, sea level rise, flooding, coastal inundation, erosion, landslides, and rising temperatures. Future costs to the Council for making infrastructure more resilient will be material. Estimates indicate that the cost of not taking action to address climate issues is seven times higher than the cost of safeguarding our current and future infrastructure.
4. **Mitigating earthquake (EQ) hazards, buildings EQ resilience and insurance cost inflation.** Wellington faces threats from earthquakes, landslides and the effects of climate change. Wellington is a hilly city. It has many bridges and retaining walls, and limited access points - these critical links must be resilient. This means ensuring they can withstand the impact of earthquakes and other natural disasters, so people can continue to access essential services. To be a seismically resilient city, much of our infrastructure needs to be remediated, particularly buildings and facilities. Seismic resilience is also about ensuring safety and access to lifeline services. Many of the Council's buildings are not earthquake-prone, but some are, and require remediation. This includes a few key public use buildings. In this environment, insurers are limiting their exposure to the region's hazards by narrowing cover and or increasing the cost of cover.
5. **Affordability, funding and market capacity to deliver the require infrastructure investment programme.** The costs associated with maintaining, operating, renewing, and upgrading the Council's significant portfolio of infrastructure are substantial and have been increasing materially since the COVID-19 pandemic. Funding tools are limited, and while the Infrastructure Funding and Financing Act 2020 (IFFA) provides an 'off balance sheet' solution not impacting borrowing limits, the costs still fall to the community who themselves are facing cost increases and affordability issues. Added to this, Civil Contractors New Zealand reported that the civil construction industry face major challenges including greater uncertainty for future projects, attracting and retaining skilled people, cost escalations and supply chain issues.

Addressing these challenges has been constrained by a recent history of incomplete asset management, data maturity and under investment in asset maintenance and renewals. Progress has been made to collect more and better information about our assets, particularly our most critical assets. We need to maintain or even increase our investment in this area to ensure we can continue to make good decisions about when investment in our infrastructure is optimal.

The current economic environment

The economic and community operating environment has dramatically changed since the Council prepared its 2021-31 LTP. We are operating in an environment of high inflation, high interest rates and borrowing costs have increased steeply since 2021. Insurance premiums continue to rise while access to insurance for many of Council's assets is becoming more difficult. Put simply, everything we do is costing more to deliver. While the Council's current financial position is strong with a credit rating of AA+ (negative watch) and total assets of over $10b, the Council is now facing and addressing:

- Material near-term cost and affordability challenges; and
- Medium to long-term balance sheet and funding constraints.

Day-to-day costs have also had a significant impact on our community. Households are under financial pressure in this economic environment, with Council's main source of income being rates, careful decisions need to be made about what the community can afford. There is growing community pressure for the Council to live within its means (i.e., deliver affordable services). Successive years of double-digit rates increases are eroding community perceptions of service affordability and rates increase tolerance – particularly as cost-of-living pressures continue.

In 2007 a Local Government rating inquiry report found that as a rough benchmark, affordability problems could arise where rates exceed 5% of gross household income. Wellington City as a whole remains below this indicative benchmark level (even when including the proposed sludge levy). However, rates across Wellington City vary greatly and there are suburbs in Wellington where the 5% affordability benchmark has been reached.

There is no easy solution. High inflation and costs (particularly the cost of borrowing) in the current economic environment is restricting what we can afford to do. The 2023 Future for Local Government review found that local authorities face significant funding challenges constraining their ability to deliver services to their communities, meaning there is limited capacity or resource to work with communities on more complex challenges. It also noted that the current local government funding and financing system is not sustainable[4].

We will work collaboratively with other councils and central government to seek changes to provide a sustainable funding model for local government and support new ways to deliver core services. For example, supporting the establishment of a new style of regional council-controlled organisation that has the mandate and financial sustainability to ensure the provision of a safe, reliable, quality water service for our communities.

In the meantime, the funding options available to the Council are limited. We must make careful decisions about what we invest in and when, to provide the required service in the most cost-effective way.

Managing future risk

While we need to think about the immediate cost pressures, we also need to make sure we can respond to future challenges and natural disasters. Our balance sheet currently lacks the resilience to meet possible future events, which we are looking to address through this financial strategy.

[4] Review into the Future for Local Government (2023) He piki tūranga, he piki kōtuku, Wellington: New Zealand.

The Wellington region has numerous large known faults such as the Wellington and Ohariu faults. The 2022 revision of the National Seismic Hazard Model estimates the likelihood of future earthquake shaking hazard to have increased throughout most of the country. Further, recent weather events in New Zealand have highlighted the impact of a changing climate.

If such an event were to occur in Wellington, we need to have the financial capacity to respond accordingly. The Council's current investment portfolio effectively has two main assets (WIAL shares and ground leases) and is highly exposed to disruptive events such as the COVID-19 pandemic or natural disasters.

Part 2 – Responding to Council's financial challenges

The Council is committed to responding to the needs of the community and the aspirations for the City's future. The budget and investment programme in the 2024-34 LTP underpins the vision and the nine LTP strategic priorities guiding the Council's LTP work programme.

In addition, the development of this strategy and future financial decision making is informed by the advice of the 2023 Citizens' Assembly Pilot (the Assembly). Relevant recommendations of the Assembly are that the LTP, as part of its medium-term focus, look to diversify revenue streams, advocate to central government for legislation changes to access alternative revenue streams, considers investments and partnerships to supplement rates revenue and prioritising capital spend according to affordability.

In this environment our ability to maintain the pace of delivery for our capital investment programme and maintain prudent financial planning and management is increasingly under pressure. To address these challenges, the Council is planning to:

1. Continue to invest in the city but rephase and reprioritise the capital programme of works, with a focus on completing projects that we have started, looking after our existing assets, and meeting regulatory requirements.
2. Seek opportunities to increase non-rates revenue and make efficiencies and some reductions in levels of service to manage immediate cost pressures.
3. Make better use of investments to better deal with the risks and external costs pressures more effectively. This includes diversifying the Council's investment portfolio. The Council's investment assets are highly concentrated in terms of geography, asset type and liquidity.
4. Look for long-term solutions for local government funding and financing, including continuing to advocate and support change for the establishment of a new style of regional council-controlled organisation that has the mandate and financial sustainability to ensure the provision of a safe, reliable, quality water service for our communities.

Continued investment in assets

The IS provides details of the level and timing of investment needed to operate, replace, renew and upgrade existing facilities over the next 30 years.

The Council primarily borrows to pay for the construction/purchase of new assets. These assets generally provide new or enhanced benefits to Wellington for many years. Borrowing therefore has the advantage of being a cost-effective and equitable way to fund these assets as it spreads the cost of the asset over the future generations of ratepayers who will benefit from the use of the asset.

If the capital expenditure relates to the replacement (renewal) of an existing asset, that expenditure will be initially funded by borrowings but be repaid by rating for depreciation over the life of the asset. Any surplus rate funded depreciation, after paying for the replacement of Council assets, will be used to repay borrowings.

The increased investment in infrastructure to provide for growth is proposed to be recovered in part through development contributions. However, the Council also funds growth infrastructure through debt. Over time as new lots are created and new houses and apartments are built across Wellington there will also be more properties to share the rates across, reducing the impacts on existing ratepayers.

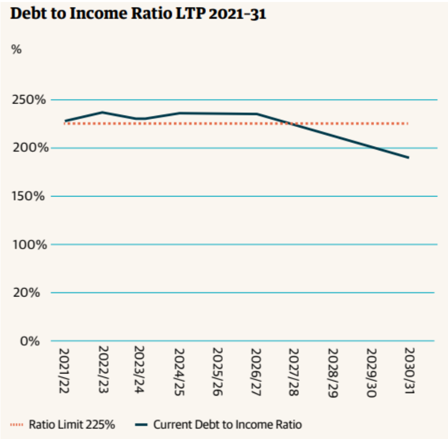
The Council must operate within its debt covenant levels and therefore there are limitations on the level of investment in assets it can undertake based on the amount it can afford to borrow. The Council borrows from the NZ Local Government Funding Agency, who set a debt to revenue ratio covenant of 280%. The Council has set its own debt to revenue ratio limit at 225%.

The Council's own limit has been set giving regard to:

- The Council having the future cashflows to repay the debt;
- The ability of ratepayers to service debt – including both interest and repayments;
- Having necessary debt facilities, credit rating and security in place, which is achievable over the medium to long-term; and
- Maintaining financial headroom to deal with unknown shocks.

The Council's debt to revenue ratio limit has historically included a provision for insurance headroom of $272m. This amount was set in the 2021-31 LTP and reflected the "gap" in insurance coverage available to the Council. The current financial strategy retains the insurance headroom for the first two years of the plan. However, from year three of the plan the Council's financial strategy reflects alternative risk mitigation strategies, including the establishment of a perpetual investment fund, to mitigate its financial and insurance risks (see improving balance sheet resilience section below).

In preparing its 2021-31 LTP, the Council was forecasting to breach its debt to revenue limit in the first six years of the plan. While the Council's actual debt to revenue ratio has not exceeded the 225% limit to date, debt has still increased significantly.



With significant increases in construction costs, the scope of works being undertaken (for example the cost of the Town Hall remediation being significantly higher than planned) and the size of the Council's capital expenditure programme, the Council is expected to exceed its own debt to revenue limit in this LTP period. However, there is a need to manage the costs of the Council's future capital programme to ensure that debt can be managed, and the Council does not breach the debt to revenue covenants set by the NZ Local Government Funding Agency.

Another critical impact of funding capital expenditure through increasing debt, as well as through depreciation funding, is on future operating expenditure (and therefore on future rates). As both our asset base and our level of debt grows, so do operating costs of debt financing and asset management and renewals. These increasing cost pressures include:

- Increasing interest payments as the debt principal increases
- Increasing depreciation as the value of total assets increases
- Increasing costs of operating costs such as repairs and maintenance and insurance.

To respond to these pressures the Council has reprioritised and rephased the capital programme using the following principles:

- Complete works underway - examples include things like the Town Hall, Te Matapihi Central Library, parking enforcement technology roll-out etc.
- Deliver what is legislatively or contractually required – examples include Phase 2 of the Housing Upgrade Programme, multi-year contracts, earthquake strengthening; and
- Invest in areas where there are material infrastructure challenges e.g., three waters.

The remaining capital works programme has been rephased, reprioritised and rescoped so that it is evenly distributed over the ten years of the plan or beyond and fits within the available budget parameters.

Growth

Forecasts indicate steadily ageing population and smaller households as family sizes continue to decline. The population is seeing an increasing proportion of people in the 55-to-85-year age brackets, and the 20-to-30-year age group. There is a decreasing proportion of the population in the under 20-year age bracket and the 30-to-50 age group. National population projections from the 2013 disability survey indicated a 45% increase in disabled population to 2038 compared with 31% increase in total population. The same survey indicated nearly 60% of people over 65 identified as disabled. Changing demographics affects the range of services we need to provide and demands on networks across the city – and long-term changes to household size, more intense and mixed land uses, and accessibility requirements.

The Council is planning to accommodate the growth of the city predominantly through intensification of existing urban areas and along key public transport corridors as set out in the Spatial Plan and Proposed District Plan. This will require new infrastructure including higher capacity public transport corridors to sustain growth, and existing infrastructure to be upgraded.

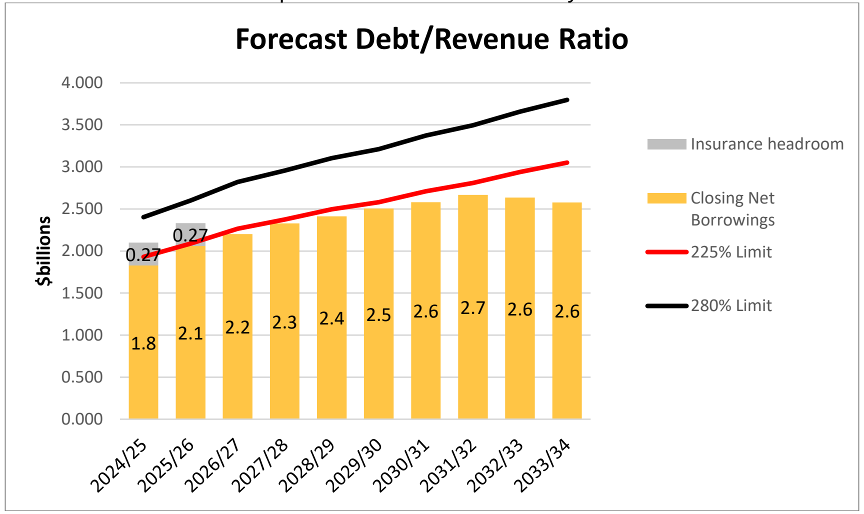
Capital Expenditure

The Council is investing $4.9b in its capital programme over the 10-year period of the 2024-34 Long-term Plan. The below table shows the total cost of capital projects over the 10-year period of the 2024-34 Long-term Plan categorised by type of expenditure.

	2024-34 Long-term Plan			
	Renewals	LOS	Growth	Total
Activity Group	**($000's)**	**($000's)**	**($000's)**	**($000's)**
Water supply	168,264	177,164	1,677	347,105
Wastewater	394,367	470,124	7,729	872,220
Stormwater	53,014	153,954	1,677	208,646
Transport	465,542	290,287	370,616	1,126,445
Other Activity Groups	1,480,717	627,655	112,829	2,221,200
Total Capital Expenditure	**2,561,904**	**1,719,183**	**494,529**	**4,775,617**

Debt

The Council's net debt is expected to increase to $2.6b by 2033/34.



The forecast shows that the Council will exceed its debt to revenue limit, for the first two years of the plan. However, if we exclude the insurance headroom then the debt to revenue limit is not exceeded.

The debt to revenue ratio reduces from year 8 mainly due to surplus depreciation funding that is not spent on renewals. It is important to note that surplus depreciation is expected at this point in time due to the increased investment in new assets that are being depreciated incrementally over their useful life. Renewal of assets have been phased over the ten years due to affordability restraints which means postponements to some maintenance and renewal work. Funding for renewals from Year 11 onwards is planned to increase due to the rephasing and postponement in Years 1 to 10.

The Council will need to continue to monitor its capital programme to ensure it remains within the debt to revenue limit.

Risks to levels of service

Transport

We have a higher cost of transport road maintenance in Wellington City relative to other councils with similar transport networks. The sub-structure of Wellington's roads consists of flexible, highly water susceptible clays. This creates issues with the maintenance of the network. The construction of a roading network within the topographical constraints of the area has resulted in the need for a substantial number of structures across the district. This steep topography also requires an extensive network of drainage assets as we need to control the stormwater runoff. These combined challenges create a cost of maintenance environment which is high and there is no easy solution.

High axle loads from Electric busses is also leading to accelerated pavement deterioration on bus routes.

We also have an aging asset base which becomes more expensive to maintain while delivering the service levels our customers expect.

In this LTP we are planning to fund renewals at 75% of what is forecast in the asset management plans for transport. In doing so, we will seek value for money options through good procurement practices and review programme options for more cost-effective options. Deferring 25% of renewals does carry some risk that levels of service received by the community is lower than planned. This risk is mitigated by having very high confidence in the condition of the roading network, with recent and ongoing assessments of data taking place for the entire portfolio. We will prioritise renewals where the greatest need is, such as, safety, resilience, connectivity, and mode shift.

Three waters

While this LTP prioritises investment in water supply to address the number of water leaks and the risk of a water shortage, there are a few wastewater and stormwater projects that are not proposed to proceed in the next ten years. The Moa Point and Western Wastewater Treatment Plants require significant renewals as many of these assets are at the end of their useful life. While investment will occur, it is not at the level recommended in advice from Wellington Water, who manage the asset. Funding is included budget to progress concept design of core activity to allow further prioritisation and can be quickly implemented if failure occurs. Taking this approach increases the risk that there may be periods of non-compliance with consents, odour issues and impacts to water quality.

Unplanned Events

Unplanned events require earlier than planned investment (e.g., Civil Defence emergencies, natural events, river slips, fire, theft, and safety concerns). These events, if they occur, could result in significant unplanned operating and capital costs. The Council has mitigations that can be executed in the case of such an event. The Council's debt to revenue limit is lower than covenants that would be set through lenders. Further, the Council currently maintains insurance headroom of $272m within its forecasted debt to respond to emergencies such as those caused by natural hazards and extreme weather events.

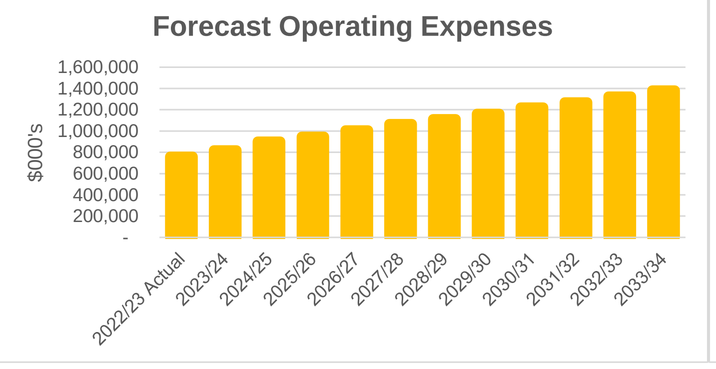
As part of this LTP the Council is consulting on the establishment of a perpetual investment fund. This fund could provide accessible funding in the event of a natural disaster or unplanned event, if required. Refer to improving balance sheet resilience section below.

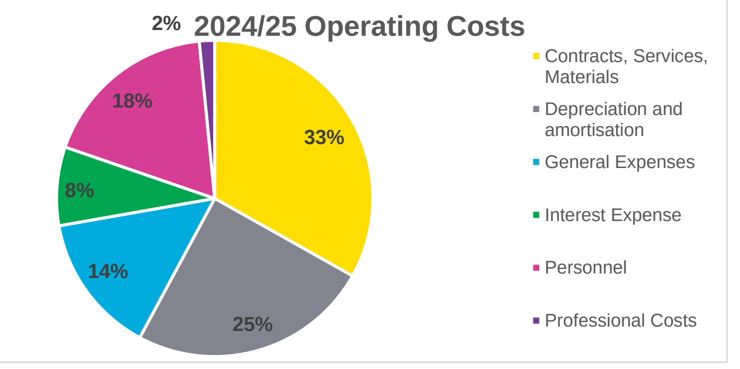
Addressing the immediate affordability challenge

Paying for the city's everyday cost

Everyday costs should be paid for from everyday revenues. If we fail to achieve this, the everyday costs are funded by increasing debt. This means existing ratepayers are not paying for some of the services and amenities being provided to them. Using debt to fund everyday costs also means future ratepayers will pay for this cost, including interest. This is neither prudent nor sustainable.

The costs to undertake Council services are higher than previously anticipated. Next year alone, we're forecasting cost increases for depreciation (the cost of looking after our existing assets); $26m, interest $11m and inflationary pressures). Operating costs are forecast to be $1.4b by 2033/34, an increase of 69% from the 2023/24 Annual Plan.





To mitigate the increase in everyday costs the individual budgets included in the draft LTP have been scrutinised and refined. This has been a rigorous process over the last year. The focus has been on ensuring we're delivering core services. For example, we have cut back spending on removal of graffiti and events, including the annual fireworks display.

Depreciation

In the 2022/23 Annual Plan, due to a significant revaluation increase of the Council's water infrastructure assets, it was decided that the depreciation on the Council's water assets would be funded by rates based on the quantum of the three waters renewals capital programme for 2022/23 and

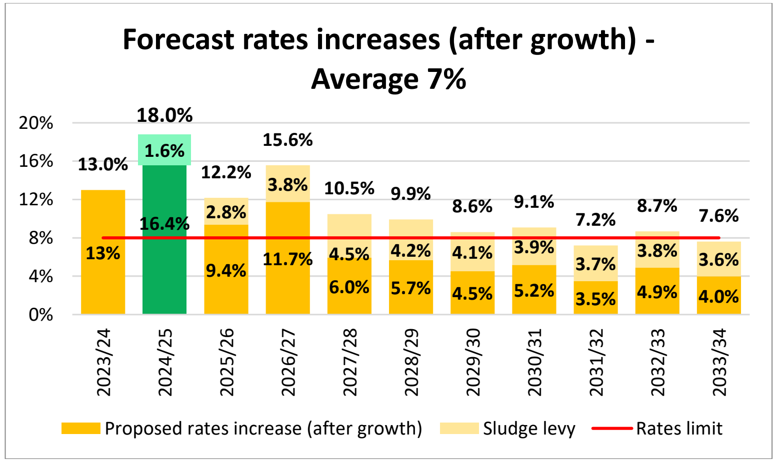
2023/24, and the Council would return to fully rates funding the depreciation by 2028/29. Based on this, it was resolved that the Council considered that it was financially prudent based on Section 100 of the Local Government Act 2002.

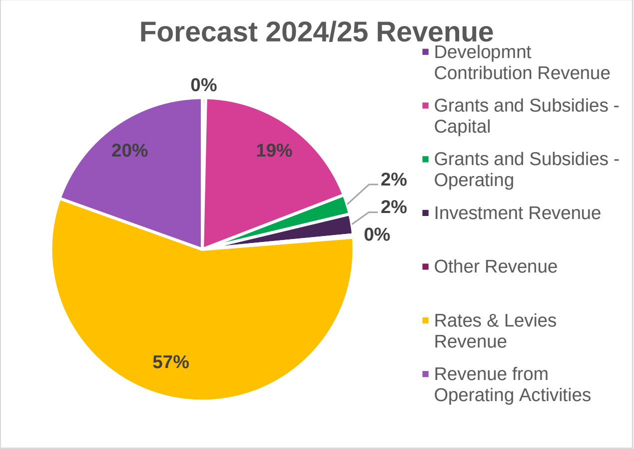
The Council has made further decisions to not rates fund the depreciation on some assets that are unlikely to be renewed at the end of their useful life. This means that the Council is not collecting sufficient revenue to cover its operating costs resulting in an unbalanced budget, which the Council has agreed is financially prudent.

While we are not fully rates funding depreciation, we are still collecting sufficient revenue from rates to fund renewals planned during the ten years of this plan.

Rates

Rates are the principal source of funding for the Council's activities. However, where the user of a service can be readily identified and charged, we generally set fees and charges that cover the costs of providing that service. The Council places a high reliance on revenue from rates. In 2024/25, the forecasted revenue from rates is expected to be 57% of total revenue. Exploring new revenue streams and central government funding will continue to be a priority throughout the period of the 2024-34 Long-term Plan.





15

The Council's rating system has been considered with the intention that it represents the most appropriate rates options to address the present and future needs of the city. The Council has set a rates increase limit of between 5-8% (excluding the sludge levy) on average over the ten years of the Long-term Plan, however higher rates increases in the early years of the Long-term Plan are necessary to continue to fund the current levels of service. The average rates increase for the 2024-34 Long-term Plan is 7%. The Council will need to make prudent financial decisions to ensure it remains within this limit.

The basis for the rates increase limit is to balance affordability with increased investment required in our infrastructure. On average Wellington residents pay a lower share of their household income on rates compared to surrounding areas. Many residents benefit from relatively high incomes comparative to the New Zealand average. We also have a significant commercial sector that allows residents to afford higher levels of services than other smaller centres. The 2007 Shand report reviewing Local Government rating suggested a benchmark of rates around 5% of household income being affordable. There are however suburbs that are nearly paying 5% of their household income.

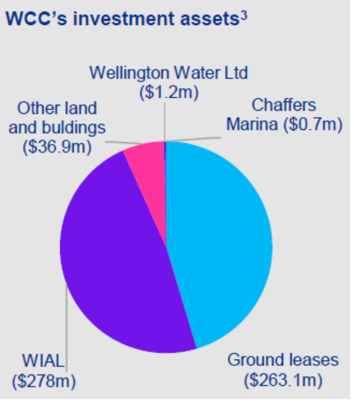
In July 2024, the Council will be introducing a new sludge levy to fund the cost of the new Moa Point sludge minimisation facility. This was approved under the Infrastructure Funding and Finance Act 2020 (IFFA), we consulted on this option through 2021/2022 and received support from the New Zealand Government (Cabinet and the Minister of Housing) in August 2023. We are collecting the levy on behalf of the special purpose vehicle owned by Crown Infrastructure Partners. The cost of the sludge levy for ratepayers needs to be considered when assessing affordability for our ratepayers.

Improving Balance Sheet resilience

There are two main challenges to the long-term resilience of the Council's balance sheet – firstly, the Council's investment assets are not appropriately diversified, and secondly, the capacity available to insure Council's assets is becoming increasingly constrained.

Lack of diversification in the investment portfolio

The Council's investment assets are highly concentrated in terms of geography, asset type and liquidity. The investment portfolio has two main asset classes – WIAL shares and property ground leases – which make up 93% of the Council's investment assets. Both these classes of assets are highly exposed to the same risks and disruptive events, including natural disasters and market events, due to the fact that they are all property assets based in Wellington. Because they are exposed to the same risks, the Council may have limited ability to liquidate these assets if it needs funds to contribute to a recovery effort following a natural disaster or significant market disruption. With changes to national hazard modelling (discussed below), the likelihood that the Council would need to release capital following a natural disaster has increased significantly.

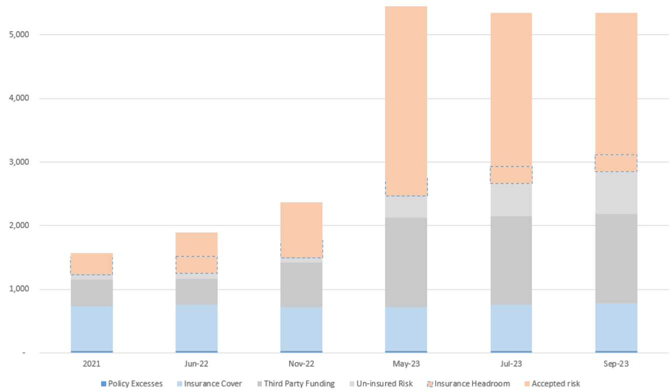


Cost and availability of insurance

Insurance premiums are increasing, and, in some cases, insurers are reducing the levels of cover available to manage their overall exposure to Wellington. The effects are being felt by both private and public property and asset owners. Compounding this, is the continued increases in building and infrastructure valuations which drive increases in the cost to replace assets leading to increased insurance premiums. These trends are forecast to continue in the future.

The release of the 2022 National Seismic Hazard Model has further increased the Probable Maximum Loss from a major event for many of the Council's assets. This means the financial impact of a seismic event is greater than previously thought. Additionally, recent weather events across New Zealand have highlighted the reality of climate issues and their impact, alongside more well understood seismic risks.

The combined effect of changes in loss modelling, and the impact of cost and availability of insurance is that the Council now has a significantly higher proportion of uninsured risk than it did when it set the 2021-31 LTP. The $272m debt headroom the Council holds to cover uninsured risk is now far from sufficient to cover expected losses after a major event.



Reshaping the investment portfolio to achieve greater resilience

As a result of work undertaken over the last couple of years, including the work the Council has been doing on an insurance road map, the Council is consulting through this LTP on a proposal to divest its holding in Wellington International Airport Limited to invest the proceeds into a new Perpetual Investment Fund. A Perpetual Investment Fund is an investment fund that is intended to continue forever.

Along with the WIAL shares, the Council intends to use the proceeds from periodic sales of selected ground leases to further capitalise the new fund. The proceeds in the fund would be used for the long-term benefit of the city by providing critical, accessible funding in the event of a natural disaster while continuing to supplement rates revenue through a conservative annual dividend stream.

Other councils have taken similar action to manage their portfolios and enable long-term investment in their communities. Particular examples are the New Plymouth District Council Perpetual Investment Fund, the Dunedin City Council Waipori Fund and the Hawke's Bay Regional Council Future Investment Fund.

The benefits of recycling the Council's investment assets in this way are:

- Reduced geographic concentration meaning not all assets are subject to the same disaster risks and returns are decoupled from the performance of Wellington CBD.
- Increased diversification of the portfolio via the introduction of a new financial asset class and a reduction in exposure to the property sector.
- Increased liquidity of the portfolio to ensure funding is available for the Council in the event of a significant natural disaster and that the capital can be available at relatively short notice and with low exit costs (albeit only as a last resort).

- The investment portfolio can be matched to the unique risk tolerance of the Council
- Enable the Council to pursue other objectives. For example, Environmental, Social and Governance (ESG) factors can be taken into account when making investment decisions.
- Maintaining financial returns for the Council, albeit through new revenue sources including dividend and interest income.
- Improve intergenerational wellbeing through the building up of investment wealth and reduced reliance on future rates increases
- Reduces the Council's reliance on debt headroom as a way to manage insurance risk, which frees up debt capacity for other Council priorities (e.g., capital or infrastructure investments)

Based on early modelling, under the Council's preferred option to sell its full WIAL holding and a selected set of ground leases, the investment fund could be established with an estimated mid value range of $550m funds under management.

As well as consulting on these steps in this LTP, the Council will continue work on the insurance road map and through this work, consider strategic ways to deploy capital to get the best out of available options. These could include exploring new alternative insurance solutions (e.g., parametric insurance, captive insurance), or further changes to the shape of the Council's asset base.

Advocating for change in funding and financing for local government

The current economic environment has created significant challenges in setting the LTP budgets and balancing the need to invest in the City's infrastructure while still delivering the services Wellingtonians have come to expect. The infrastructure demands and needs will continue to grow. While, in the future, the economic conditions may improve the funding and financing system for local authorities is not sustainable.

The Council has taken up new financing mechanisms as they have become available, such as setting a levy in accordance with the Infrastructure Funding and Financing Act 2020 to fund the Moa Point sludge minimisation facility. The Council also supports future change, including the establishment of a new style of regional council-controlled organisation that has the mandate and financial sustainability to ensure the provision of a safe, reliable, quality water service for our communities.
We will continue to work collaboratively with other councils and central government to seek changes to provide a sustainable funding model for local government and support new ways to deliver core services in the medium to long-term.

Appendices – Other mandatory financial strategy disclosures

Financial Investments and Equity Securities

We hold investments in companies and trusts, property, and cash. The full policy on the Council's investment management can be found in the Investment policy [insert link on our website].

Investments in companies and trusts

The Council has investments in five companies and interests in three Trusts. The primary reason for holding equity in these entities are principally to achieve efficiency and community outcomes and not for financial return on investment.

Company	Shareholding	Principal Reason for Holding	Targeted return
Wellington Cable Car Company Ltd	100%	Maintains and operates Wellington's iconic Cable Car	Nil
Wellington Regional Economic Development Agency Ltd (WellingtonNZ)	80%	The city and region's economic development organisation	Nil
Wellington Waterfront Ltd	100%	Acts as bare trustee for the Waterfront project	Nil
Wellington International Airport Ltd	34%	Optimise the return on the overall investment portfolio and to diversify the Council's income sources	Between $10m and $30m per annum
Chaffers Marina Holdings Ltd	9.93%		Nil
Civic Financial Services Ltd	4.78%	Insurance and risk management	Nil
New Zealand Local Government Funding Agency Ltd	8%	Borrowing	$100k per annum
Trust	**Shareholding**	**Principal Reason for Holding**	**Targeted return**
Karori Sanctuary Trust (Zealandia)	100%	Manages ongoing conservation and restoration work at its sanctuary in Karori	Nil
Wellington Museums Trust (Experience Wellington)	100%	Manages educational and cultural facilities and experiences	Nil
Wellington Zoo Trust	100%	Manages the Wellington Zoo, provides experiences and education and supports conservation initiatives	Nil

Investments in property

The Council's ground leases, and land and buildings are held primarily for investment purposes. The Council periodically reviews its continued ownership of investment properties by assessing the benefits of continued ownership in reference to strategic benefit, financial return, risk, and opportunity cost.

Cash

The Council operates on a "net debt" basis and does not separately maintain significant long-term cash investments. The general policy with respect to surplus short-term cash is to invest any short-term surplus cash or to temporarily reduce borrowings.

Cash is held for liquidity purposes like the prefunding of debt maturing within 18 months, or short-term cash surplus investments. The Council has an external lending covenant relating to liquidity whereby we must hold 115% of liquid assets over debt, this is supported by cash held in current accounts and term deposits.

Policy on Giving Security for Borrowing

To borrow cash, we must offer our lenders security, just like residents do with their mortgage.

Like most councils, debt is secured against rates income. Lenders like this as security and it helps keep our interest rates low. Giving rates as security means that our lenders can make us charge ratepayers more to repay debt. That is why it is important to keep our debt at a sustainable level.
We may also offer other security, including physical assets, in certain circumstances. The full policy on giving securities can be found in the Liability Management Policy [insert link to our website].

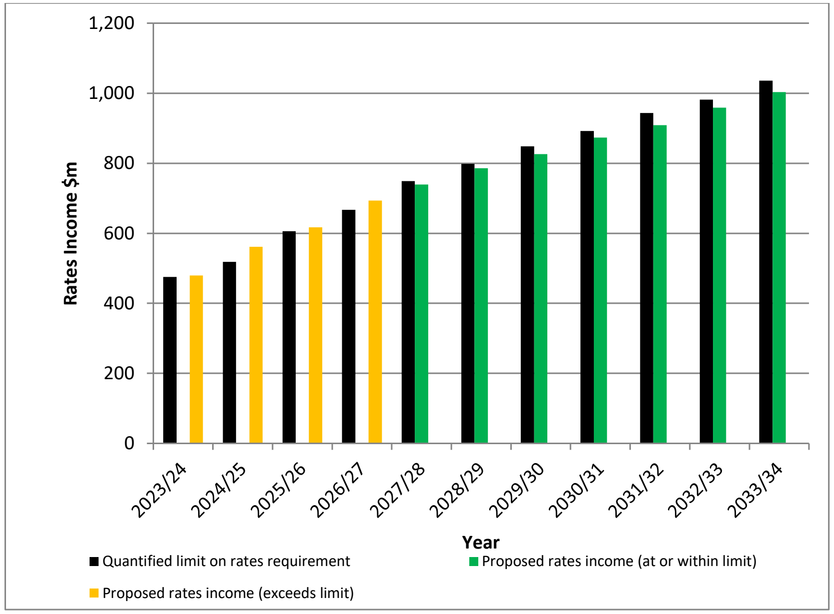
Local Government (Financial Reporting and Prudence) Regulations 2014 Disclosures

We have included the Disclosure Statement in this Long-Term Plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014. The purpose of this statement is to disclose our planned financial performance in relation to various nationally consistent benchmarks. These benchmarks enable the assessment of whether we are prudently managing our revenues, expenses, assets, liabilities, and general financial dealings.

These measures allow for comparison of financial performance with other councils. However, readers are urged to read the commentary and explanations provided to give context to the information, as it is not always possible to compare Wellington City Council's results with other councils due to their size, location and provision of services.

Rates affordability benchmark

The following graph compares the council's actual rates increases with a quantified dollar limit on rates increases included in the financial strategy. The quantified limit is an average rates increase of between 5-8% over the ten years of the LTP.

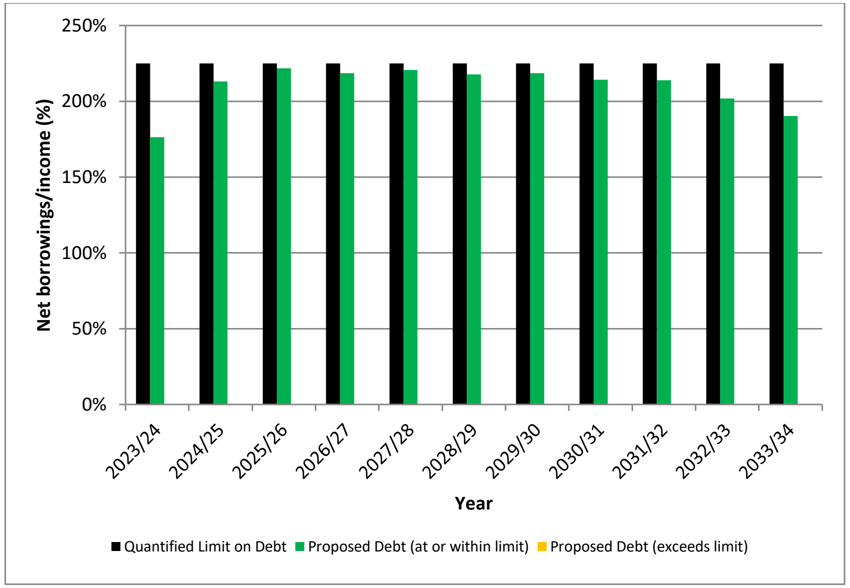


22

Debt affordability benchmark

The following graph compares the council's proposed borrowing with a quantified limit on borrowing stated in the financial strategy included in the council's long-term plan. The quantified limit is net borrowings, comprised of borrowings less cash and cash equivalents, being less than or equal to 225% of income. For this measure income is defined as total revenue less vested assets and development contribution income. Note that this excludes the $272m for insurance headroom for the first two years of the long-term plan.

The council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowings.



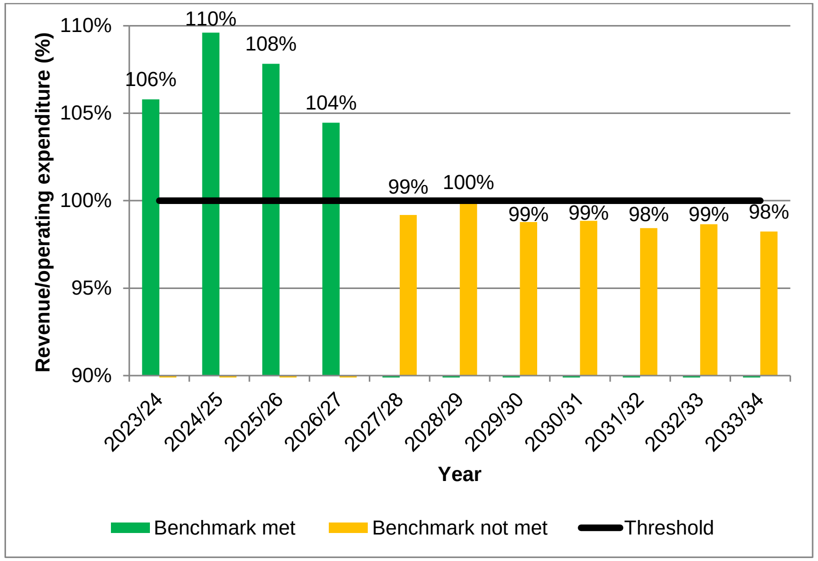
23

Balanced budget benchmark

The following graph displays the council's revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, revaluations of property, plant, or equipment, and gains on sale of investment in associates) as a proportion of operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment).

The council meets this benchmark if its planned revenue equals or is greater than its planned operating expenses.

Where council does not meet this benchmark, this is due to some of the planned operating expenditure being initially debt funded and in some cases is then rates funded to repay the debt for the purposes of inter-generational equity. The first three years includes capital revenue for the sludge minimisation facility.



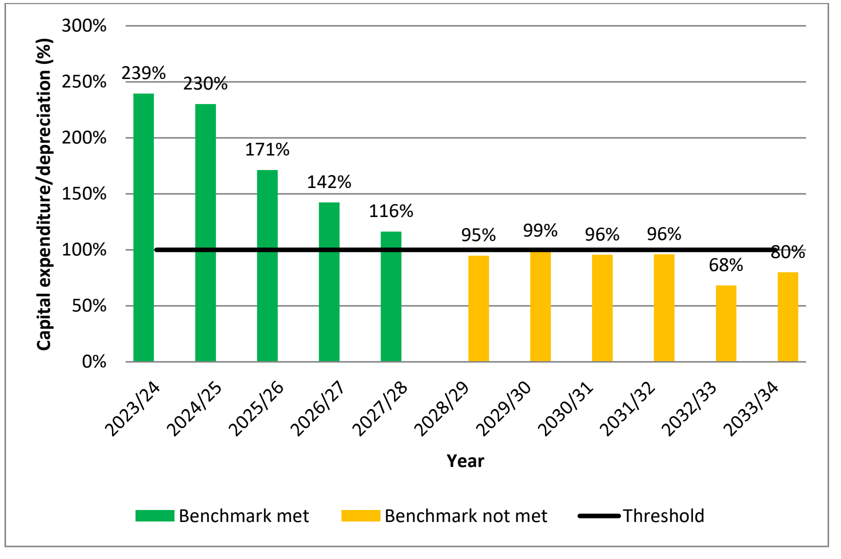
24

Essential services benchmark

The following graph displays the council's planned capital expenditure on network services as a proportion of expected depreciation on network services. Essential services comprise expenditure on the three waters and transport.

The council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

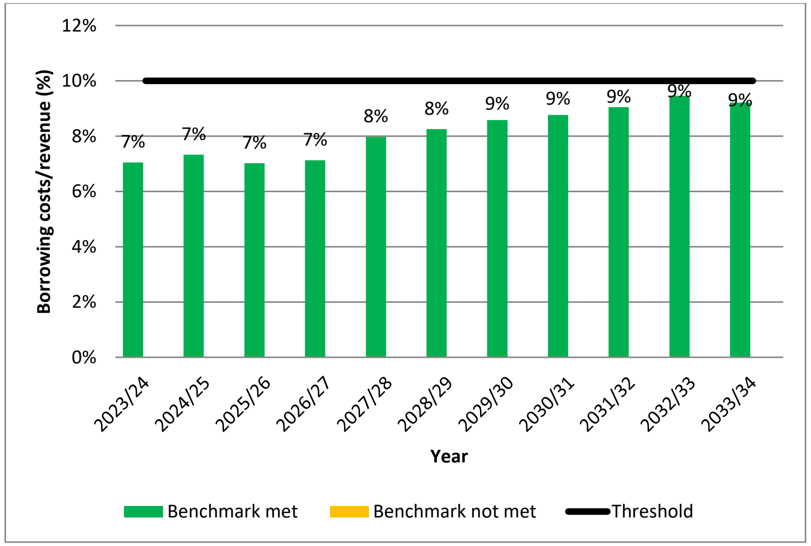
In years 5 to 10 of the plan, the level of capital expenditure on network services falls below depreciation. This is driven by capital expenditure to improve levels of service occurring in the later years; the depreciation impact from this capital expenditure lags behind the investment. The depreciation is only for the existing assets in commission and is not related to the capital expenditure of assets yet to be commissioned.



Debt servicing benchmark

The following graph displays the council's planned borrowing costs as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment).

Because Statistics New Zealand projects the council's population will grow more slowly than the national population growth rate, it meets the debt servicing benchmark if its borrowing costs equal or are less than 10% of its revenue.



26

Absolutely Positively Wellington City Council
Me Heke Ki Pōneke

Infrastructure Strategy

3 April 2024

Contents

List of Figures

Introduction

He toka tū moana, ara he toa rongonui | Strong like a rock in the rapids

A city's infrastructure is crucial for residents to thrive and is often taken for granted. Poor infrastructure can have significant negative consequences, affecting environmental outcomes, public health and safety, and community and business confidence.

Local authorities play a key role in creating, regulating, and using infrastructure to deliver services to the community. About 40% of New Zealand infrastructure is managed by local governments, supporting various aspects of wellbeing.

Well-maintained infrastructure in the right location with sufficient capacity and resilience is integral to the economic prosperity and social wellbeing of Wellington's residents. The provision of fit-for-purpose infrastructure needs good asset management practices and integrated strategic thinking towards a long-term view of our infrastructure needs.

However, reliable and future-focused infrastructure is expensive, requiring prioritised and protected funding for renewals, replacements, and growth. This investment must be affordable, have intergenerational benefits and meet the Council's other investment priorities.

The provision and maintenance of the city's infrastructure requires good asset information, good asset management practices and strategic thinking. The Infrastructure Strategy, informed by the city's vision and outcomes, plays a role in the Council's long-term planning, and is required for a period of at least 30 years to inform the Long-term Plan (LTP). The strategy aligns with strategies and asset management plans and sits alongside the Financial Strategy.

In addition, the development of this strategy and future decision making is informed by the advice of the 2023 Citizens Assembly Pilot. Relevant recommendations of the Assembly are that:

- The Council reviews its capital expenditure programme by prioritising spend and spreading capital expenditure over a longer period based on availability of funds.
- Within funding constraints, the Council prioritises:
  - Looking after the assets we've got before building or acquiring new.
  - The most cost-effective way to look after their existing assets.
- When the Council is repurposing Council buildings and land in urban areas that they prioritise green space where suitable and practical.
- The Council prioritises and advocates for infrastructure development that supports medium to high density housing.

Purpose of the Infrastructure Strategy

The Infrastructure Strategy sets the scene for the Council's decisions relating to the city's infrastructure over the next 30 years. It is a statement of current assumptions and thinking on what is required to address the major challenges and issues facing the city, what to prioritise. It also identifies risks associated with infrastructure underinvestment. The strategy defines:

- The nature of the challenges we face.
- Our approach and options for dealing with those challenges and the associated implications.
- How we intend to manage those challenges and implications to meet the needs of current and future generations.

While the strategy provides an indicative estimate of future infrastructure needs, it is not a budget and by itself does not commit Council to any future project, cost, or timing.

Scope of the Strategy

Infrastructure is the hardware that enables the delivery of the Council's services and provides for amenity. The Council manages a substantial portfolio of infrastructure assets for the city valued at approximately $10 billion. Approximately two-thirds of these are core horizontal infrastructure assets for the provision of three waters services and transport.

This strategy outlines the Council's approach to managing and investing in the city's infrastructure including what will be required, when, and how much it will cost.

It covers the following infrastructure types:

- Water supply
- Sewerage and the treatment and disposal of sewage
- Stormwater drainage
- Buildings - including civic buildings, venues and social housing
- Land Transport – roads, footpaths, streetlights etc
- Waste – landfill
- Parks and Open Spaces
- Community and Recreational Facilities

We have achieved a lot since the last strategy. The Council has undertaken a programme of work to help make more informed strategic decisions about our infrastructure and investment in our city's future. This includes gaining better knowledge of our infrastructure and the costs associated with achieving the city's growth ambitions set out in the Spatial Plan. We have achieved the following:

- Significant improvements to our asset management approach.
- Asset Management Plans now underpinned by high quality data, including for vertical infrastructure where data has been gathered from surveying 372 Council buildings.
- Well-developed renewal plans for most classes of assets.
- Three Waters Growth Studies to help understand the level of investment needed to support remediation and growth.
- Adopted a community facilities plan (Te Awe Māpara) to help guide the Council's provision and decision-making about community facilities for the next 30 years.
- Adopted Paneke Pōneke the bike network plan and delivery programme.
- Developed the Te Ngākau Framework to guide decision making for the civic precinct.
- Developed and adopted a Green Network Plan to guide the greening of the central city over the next 30 years.
- Adopted a new open space and recreation strategy- Te Whai Oranga Poneke, providing an overarching framework and strategic direction to manage public open space and recreation programmes and services over the next 30 years.
- Completed an open spaces provision assessment and developed a 30-year investment plan.
- Initiated a project to develop a federated asset database of all underground assets - refer to Projects - Wellington Underground Asset Map - Wellington City Council assets.
- Undertaken a housing and building assessment to better understand actual housing and business demand.
- Developed an integrated transport/urban development plan which is a key climate change mitigation response.

- Notified a new Proposed District Plan to regulate the city's built environment and open space.
- Started Climate Adaptation Planning for the city.
- Started Task Force Climate Related Financial Disclosures work to better understand the financial risks associated with climate change for the city.

A number of these workstreams have allowed us to obtain and develop better baseline data which will help to guide prudent, timely investment decisions and to strategically manage our infrastructure and community assets. However, there is still some work to complete to help the Council obtain a better picture, namely in the areas of climate adaptation planning and the financial risks associated with climate change for the city. For further information see Challenge 3 Challenge 3: Mitigation and adaptation to climate change on page 15.

Strategic Context

Our infrastructure supports our wellbeing

Wellington city is both the capital of New Zealand and the heart of the Greater Wellington region. The strength of the city's economy is vital to the economic wellbeing of the region and to New Zealand as a whole. Wellington attracts a diverse range of people and is home to 216,200 residents. By 2034 our city is projected to grow to 230,000 and 270,000 residents by 2054.

The mix of city and natural environment is unique and highly valued by the community. We have 4,305 hectares of parks, reserves, and beaches to enjoy along with 387km of recreational walking and mountain bike tracks. These assets are significant contributors to quality of life, and a key reason people choose to live and work in Wellington. In 2021, Wellington city ranked number one in the world for environmental security, due to our extensive investment over the past 30 years in biodiversity regeneration and pest eradication. This ranking also considers how the city has incorporated sustainability in its urban planning to reduce carbon emissions and manage climate risks.

Wellington is well known for its strong arts and culture scene. The performance venues, galleries and museums provide the opportunities for cultural expression, strengthening our identities, participating in, and sharing our creativity. They are the infrastructure for acknowledging, experiencing, and participating in culture and creativity of our past, present and future and underpin the creative economy which distinguishes Wellington from other New Zealand cities.

We have also made a strong commitment to Te Tiriti and mana whenua through our Tākai Here partnership agreement and Tūpiki Ora Māori Wellbeing Strategy. These are relatively new mechanisms and aim to achieve strengthening partnerships across infrastructure priorities, incorporating te ao Māori into infrastructure design, planning, and delivery, and unlocking the potential for Māori success through infrastructure.

Wellington's social and economic wellbeing stands on the foundations of transport and three waters infrastructure that enable us all to connect between home, work, and leisure activities. The buildings, public and green spaces that stand on these are essential for enabling the activities that deliver a high quality of life and economic activity. These infrastructures are facing the challenges of serving a growing city that expects higher environmental standards and resilience whilst addressing stresses resulting from past events such as earthquakes and pandemics, funding decisions and uncertainty stemming from ongoing legislative reform.

Climate change will also have a more noticeable impact on the future form and function of our city as we are a harbour city surrounded by water. A substantial percentage of our central city sits on reclaimed land and there are already issues with seawater infiltration on underground assets network. As the city has expanded, we have constructed over natural paths where water would naturally flow and reduced the ability of the ground to absorb water. This affects our ability to efficiently drain rainwater.

Dealing with the impacts of climate change is a big challenge for Wellington's infrastructure. In the past 20 years, there has been a growing focus on creating sustainable infrastructure – finding smart ways to meet our infrastructure needs while lowering emissions and handling the risks posed by climate change. As a coastal and harbour city with steep hills that are prone to slips, future adaptation costs are also expected to be material.

The external environment has changed

Covid-19 is now part of our lives and the immediate impacts have passed. However, other world developments such as the war in Ukraine and ongoing supply chain issues has contributed to global inflation and cost of living increases, here and around the world. The experience of Cyclone Gabrielle in Hawkes Bay, Gisborne and Auckland has exacerbated this, and demonstrated the effects of climate change.

This strategy has been developed during a period marked by unprecedented demands on the Council's budget. The heightened cost of living has elevated concerns about the affordability of council services among Wellingtonians. The financial pressures faced by the Council stem from the necessity to maintain existing infrastructure and assets, incurring higher costs in an inflationary climate. This financial commitment extends to investments in aging infrastructure such as three waters and earthquake-prone buildings, as well as funding initiatives that contribute to ensuring a high quality of life for all residents in the future. We are also experiencing a changing insurance market, higher premiums, less cover and are having to take on more risk.

The repercussions of these challenges are evident in their impact on both residents and the Council:

- The costs associated with our services and ongoing projects have surpassed the initially projected figures in our 2021-31 LTP, mainly due to escalating construction costs resulting from inflationary pressure and scarcity of resources. Making additional capital investments in the current market more costly.
- The expense of maintaining the status quo has increased significantly. Looking after existing assets through the requirement to account for depreciation, interest, and insurance, accounted for 49% of our rates revenue for 2022. The upkeep of ageing assets presents a significant financial burden.
- Households and businesses find it increasingly difficult to absorb cost increases.

The economic landscape has rendered the pursuit of fiscal sustainability and the provision of essential services more challenging for both the Council and the community. Furthermore, the current government has plans to reduce central government costs, which may have implications for the potential of seeking financial support from the government.

Outcomes and priorities

As with all activities in the LTP, this strategy draws strategic direction from the outcomes and priorities set for the 2024 LTP. The management, maintenance, renewal, and strategic investment in infrastructure seeks to enable the Council to achieve the community outcomes:

- A welcoming, diverse, and creative city.
- A city of healthy and thriving whānau and communities.
- An innovative business friendly city.
- A liveable and accessible, compact city.
- A city restoring and protecting nature.

There are nine priorities that will also guide investment decision-making:

- Fix our water infrastructure and improve the health of waterways.
- Transform our waste system to enable a circular economy.
- Collaborate with our communities to mitigate and adapt to climate change.
- Transform our transport system to move more people with fewer vehicles.
- Invest in sustainable, connected, and accessible community facilities.
- Increase access to good, affordable housing to improve the wellbeing of our communities.
- Revitalise the city and suburbs to support a thriving and resilient economy and support job growth.
- Celebrate and make visible te ao Māori across our city.
- Nurture and grow our arts sector.

We must also embed the strategic approaches in everything we do:

- Integrating te ao Māori.
- Making our city accessible and inclusive for all.
- Embedding climate action.
- Engaging our community.
- Value for money and effective delivery.

Operating within an uncertain legislative and regulatory environment

There are many external factors that impact how we plan, manage, deliver, and operate our infrastructure. Although many of these are beyond the control of the Council, it is important that we continue to monitor and respond to them to ensure that our infrastructure plans remain fit-for-purpose by responding to emerging issues and taking advantage of new opportunities.

The Council undertakes a scan every three years to provide relevant context and information to assist with the development of the LTP and infrastructure management planning.

The 2017-2023 Government began an extensive legislative programme encompassing three waters, resource management, local government, and climate change. The election in 2023 has resulted in a coalition government that has committed to the repeal and subsequent reform of this programme. This impacts the Council's roles as a funder, provider, regulator, and planner of infrastructure.

These uncertainties are summarised below:

- **Three waters reform** – The coalition government has repealed the three waters legislation passed by the previous government. The new government is continuing to develop responses to the challenges of the water sector.
- **Resource management reform** – The coalition government has repealed the Spatial Planning Act and Natural and Built Environment Act and have committed to further reform to the Resource Management Act.
- **Transport Policy** – The coalition government has withdrawn national government involvement in Let's Get Wellington Moving.

- **Infrastructure reform** – The coalition government plans to establish a National Infrastructure Agency to coordinate government funding, connect investors to Aotearoa infrastructure and to improve funding, procurement, and delivery processes.
- **Climate adaptation** – With the repeal of the Resource Management Act and the change in Government there is more uncertainty on how Councils should be adapting to a changing climate.
- **Future for local government review** – The coalition government has indicated city deals and other tools to address funding issues.

For more information refer to the LTP 2024 Assumptions.

Significant Assumptions and Infrastructure Challenges

Significant Assumptions

The Long-term Plan outlines the Council's planned investment in the city over the next ten years and beyond.

Because not everything can be known about the future, the Council makes assumptions to underpin its Long-term Plan. Examples of assumptions include population growth and interest rates, through to funding sources and government reform of the sector.

These are updated every three years as part of the Long-term Plan process. Refer to the Significant Forecasting Assumptions for the 2024 Long term Plan [insert link] for more detail.

A summary of the Council's Significant Forecasting Assumptions relevant to infrastructure are summarised at a high level below, and some are also outlined in more detail in the "Challenges" section of this Infrastructure Strategy.

Growth

The long-term population forecast for Wellington City is growth of between 50,000 to 80,000 over the next 30 years.

Earthquake hazards

The assumed risks of a significant earthquake are in line with Wellington lifelines planning and relate to likelihood of earthquakes at different scales on the Modified Mercalli Intensity (MMI) scale. Likelihood is captured in the table below.

MMI level	Average return period
MMI7	~30 years
MMI8	~120 years
MMI 9	~400 years
MMI 10	~1350 years

Climate change

Climate change will have physical impacts for the Council (damage to assets and disruption of services) with cascading impacts in the social and economic domains, in line with Ministry for the Environment's global emissions scenarios as informed by the Intergovernmental Panel on Climate Change (IPCC).

Wellington is projected to experience increased risks of coastal storm surge, an increase in hot days, a rise in annual average temperatures, higher frequency, and magnitude of flooding events, both exacerbated by sea level rise and increased volumes of water during rainfall events.

Asset lifecycle

The asset life of key assets is included in the Significant Forecasting Assumptions document. It is assumed that assets will be replaced at the end of their useful life. It is also assumed that:

- most of the significant assets will continue to be revalued every 3 years.
- assets will be replaced at the end of their useful life.

Layering this assumption with the target to fund renewals at 75% of the unconstrained budget means that we will need to accept some asset failures.

Future choices may be required, where some assets will need to be closed, replaced and/or decommissioned as a result. However, part of the strategy is about ensuring we are strategic and rationale with the assets we own, maintain and build, and this includes being clear that there is a need for the assets.

Other assets cannot be decommissioned, such as for water services, and will need to be repaired to keep operational. It is assumed that a review of the service delivery model and funding model will mitigate this risk over the longer term.

Changes in demand for services

For this 10-year plan we assume that the current demand for Council services and customer expectations regarding business-as-usual levels of service will not significantly change during the planning period beyond what is specifically planned for and identified in this 10-year plan and supporting documents. As a result, it is assumed that there will be no significant additional impact from level of service changes on asset requirements or operating expenditure.

Changes in levels of service

This Long-term Plan and Infrastructure Strategy includes planned level of service changes for some areas like transport and waste. In other areas investment is strongly focused on managing the demands of growth, improving asset performance to meet existing levels of service (such as water), or returning levels of service to previous levels (such as. earthquake strengthening).

Land Transport Funding

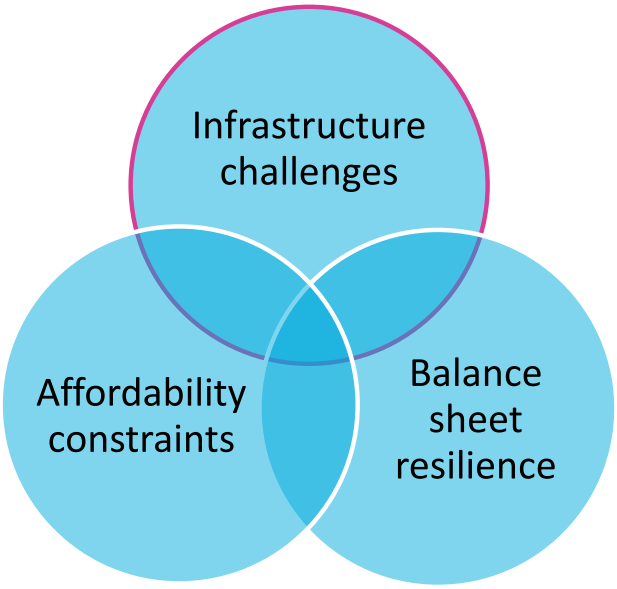
We assume the Central government funding for Transport renewals and maintenance of 51% for 80% of the programme.

Significant Infrastructure Challenges

The focus of this strategy is addressing our infrastructure challenges. These challenges are heavily linked to the financial challenges, which are addressed in the Financial Strategy.

- Affordability constraints are challenges both the Council and residents of the city are facing. With higher interest rates, a greater proportion of rates income servicing our increasing debt, and with current high inflation, our money does not stretch as far. For residents, the ability to pay more rates is limited, and the Council's operations will need to find ways to deliver in a constrained funding environment.

- Balance sheet resilience addresses the challenges of managing our capital expenditure and investments to support long-term financial sustainability and resilience.



This is a strategy that identifies significant challenges and issues for our infrastructure over the long term, providing signals for where investment or divestment may be needed.

It does not commit us to funding them but helps us to make more strategic decisions. It informs the work programmes that we need to be able to make these big decisions.

Infrastructure challenges are significant infrastructure related problems that need long-term planning – a long lead in time for planning the interventions, several years of investment to deliver, and generally a long tail off period.

We have identified five infrastructure challenges, with several contributing factors:

1. **Population growth and changing demand**
    - Population growth and ageing demographic profile.
    - Lack of growth capacity in transport and three waters systems.
    - Changing community needs and service use patterns.
2. **Aging and declining condition of infrastructure**
    - Some assets have exceeded their useful life.
    - Historical lack of a coordinated, data-based approach to asset management, data maturity resulting in under investment in maintenance and renewals.
3. **Mitigation and adaptation to climate change**
    - Global warming.
    - Increased frequency and intensity of extreme weather events.

- Coastal hazards.
- Climate adaptation costs.

4. **Earthquake hazards and earthquake prone buildings**
    - Landslides.
    - Earthquakes.
    - Earthquake prone buildings.
5. **Affordability and deliverability**
    - Limited funding tools.
    - High inflation putting pressure on construction costs.
    - Constrained capacity of the construction market to deliver.
    - Increasing insurance costs.

Challenge 1: Population growth and changing demand

We need to future-ready our infrastructure to serve our growing and changing population, so that we can foster liveable, safe, low-emission neighbourhoods and travel.

Population growth and ageing demographic profile

Wellington has sustained a steady 1.2% population growth per year from 1998 to 2018. The forecast growth rate going forward is lower at 0.8% per year. This will still result in between 50 to 80 thousand extra people over the next 30 years and require approximately 24,000-31,000 more housing units.

Many infrastructure networks require investment to support this forecast growth. The Council is planning to accommodate the growth of the city predominantly through intensification of existing urban areas and along key public transport corridors as set out in the Spatial Plan and Proposed District Plan. This will require new infrastructure including higher capacity public transport corridors to sustain growth, and existing infrastructure to be upgraded.

Forecasts indicate steadily ageing population and smaller households as family sizes continue to decline. The population is seeing an increasing proportion of people in the 55-to-85-year age brackets, and the 20-to-30-year age group. There is a decreasing proportion of the population in the under 20-year age bracket and the 30 to 50 age group. National population projections from the 2013 disability survey indicated a 45% increase in disabled population to 2038 compared with 31% increase in total population. The same survey indicated nearly 60% of people over 65 identified as disabled. Changing demographics affects the range of services we need to provide and demands on networks across the city – and long-term changes to household size, more intense and mixed land uses, and accessibility requirements.

<u>Housing and Business Demand</u>

A Housing and Business Needs Assessment (HBA) has recently been completed by the Council. This has been prepared to meet the monitoring requirements of the National Policy Statement for Urban Development (NPS-UD). It also serves as a chapter of a the wider Wairarapa Wellington-Horowhenua region HBA. The Wellington Regional Leadership Committee (WRLC) will use the regional HBA to support spatial and other planning activities for the region, including the Future Development Strategy (FDS).

This report is a snapshot in time and is regularly reviewed and updated to ensure that it captures the most current information about the market. This most recent report has highlighted:

- We have enough business land to supply the market in the medium term (up to 20 years) but beyond this, redevelopment will need to occur, or the demand will be met elsewhere in the region.

- There is higher demand for business floorspace and land resulting from higher growth over the 2019 assessment period, with an identified demand of 597 hectares, or 691 hectares (NPS adjusted), in the next 30 years.
- Wellington has a requirement for 30,407 dwellings over the next 30 years.
- There are known infrastructure issues across the city. A long-term investment plan is required to resolve this and unlock the development opportunities across the city. Infrastructure to support growth needs to be prioritised in the Central City, Newtown, Tawa and Johnsonville, where the greatest demand for housing is expected over the medium-long term.

Approximately 60% of the Wellington region's jobs are concentrated in Wellington City with the majority of those located within the city centre which is expected to remain the primary economic hub for the region.

This growth will mean that there will be increased pressure on our water and transport networks due to their existing capacity issues.

Lack of capacity in transport and 3 waters systems

Three Waters Capacity

The current infrastructure networks are being stressed with existing demand, the age of the assets and changing weather patterns. This is evidenced by the following.

- Significant flooding
- Wet weather wastewater overflows
- Wastewater discharges into freshwater and coastal environments
- Low water supply pressure and insufficient fire flows
- Low water supply storage volumes in reservoirs
- Leaking pipes
- Water supply fragility

This is primarily due to the age and poor condition of our water assets which were designed at a time to service a smaller population, less housing and different weather patterns.

As the city grows, the pressure on our water systems will increase. To handle this growth and meet the required standards, we will need to invest more in our water networks. This includes meeting higher environmental standards and preparing for climate change. Wellington Water Limited monitors our three waters capacity when resource and subdivision consents and service connection requests come in. They have recently advised the council that in the short-term they will still approve service connections for non-complex and smaller scale developments and that in the short term (up to 10 years) network deficiencies can sometimes be addressed using onsite mitigation solutions such as on-site detention tanks and pumps.

Recent advice received from Wellington Water Limited through the recent Housing and Building Assessment process and the District Plan Hearing Processes have indicated that we have enough capacity in the short term for our three waters network but will face capacity issues in the medium to long-term.

To accommodate future population growth in Wellington City Council area, there will need to be significant upgrades to 3-water infrastructure, with intervention needed to meet growth in the following way.

- Central City (in Te Aro, Adelaide Rd), Newtown, Johnsonville, Tawa – immediate and significant intervention to meet short term growth forecasts to create development capacity in the 3- water networks.

- Newlands, Mt Cook, Mt Vic, Hataitai, Aro Valley, Berhampore, Island Bay, Khandallah, Ngaio, Crofton Downs - short term interventions to meet medium-term growth forecasts and create development capacity in the 3-water networks.
- Karori, Kelburn, Brooklyn, Thorndon, Churton Park, Lyall Bay, Kilbirnie, Miramar – medium term intervention to create development capacity in the long term.
- Greenfields – short to medium term structure planning in place to lead long term outlook for future development led by others.

Transport

Due to our topography, we have limited ability to add or widen corridors for our transport network. We also have a limited amount of east west connections across the city as the city has developed in a north south direction. This lack of capacity shows up as congestion on the roads and creates safety issues, especially for vulnerable road users.

To maximise the safety and efficiency of our network, as well as increase the provision of safe convenient and reliable low carbon options, the Council's approach is to reallocate some space away from inefficient private vehicle traffic lanes and parking to higher capacity public transport and active mode corridors. The bus network plays a critical role of moving people around Wellington City, but on many key corridors' busses share the general traffic lanes and as a result, there are bus infrastructure constraints and pinch points which make it difficult to increase bus capacity and achieve reliable journey times.

To enable a transport system that is fit for the future, we need to continue our work to encourage mode shift. In recent times, this has been delivered by the Council's own Bike Network programme. The Let's Get Wellington Moving (LGWM) programme has been the main mechanism to help deliver on this with the key enabler being the development of a Mass Rapid Transit (MRT) system in the form of light rail from the railway station to Island Bay. The LGWM programme was a partnership with the Regional Council and the New Zealand Transport Agency Waka Kotahi.

This programme and partnership has been disestablished. However, some projects have been moved to the relevant organisation to progress design development and delivery. The Council will assume responsibility for the Golden Mile Project, the Thorndon Quay Hutt Road Project, some targeted improvements along with an urban revitalisation project in the vicinity of the Basin Reserve. We will also be developing a reset of the City Streets programme of bus priority measures and bike network development in streets to and through the central city, and in the first 3 years progressing priority projects including the second spine along parts of the previously considered MRT route.
The New Zealand Transport Agency Waka Kotahi are responsible for the delivery of a second Mt Victoria Tunnel and Basin Reserve upgrade, in alignment with the Government's expectations.

To deliver the necessary changes in our transport system, considerable investment will be required for decades, either through government or some other funding mechanism.

Changing community needs and service use patterns

Infrastructure is intergenerational. Over time, older infrastructure may not deliver a service to the quality and universality that meet the expectations of our community and its needs into the future. Conversely, service usage patterns change over time resulting in lack of utilisation of some assets. Wellingtonians expect high quality and universally accessible services, that are inclusive and support people to thrive.

Community facilities were developed in response to suburb growth and the aspirations of that time. Many community facilities reflect the way we lived then, when suburbs were tightly defined, and travel was more limited than it is today. As a result, the distribution of facilities is uneven and inequitable across the city.

Looking forward, we expect that intensification along key public transport routes will occur and will be primarily delivered through apartment and terraced housing units which means people will be living differently and will interact with our infrastructure differently. For example, apartments have limited personal outdoor living areas, so there will be a greater need for shared outdoor public spaces for connection / recreation within communities. The road network makes up the largest area of public space in the city, and improvements to urban amenity are needed to improve liveability as part of projects which reconfigure the streetscape.

As our population gets older, there is a risk of more people feeling socially isolated. To tackle this, it is crucial to create more places where people can connect and socialise, which is important for everyone's wellbeing. Additionally, we are aware that staying active is increasingly important, so we should make sure there are enough spaces for exercise.

People's preferences and needs are changing, and we should expect a wider variety of activities in our facilities to meet these evolving needs. These evolving needs include making sure our facilities are easily accessible, to ensure everyone can use them without difficulty. Inclusivity is an aspect of this accessibility, so we should aim to have more facilities that are suitable for all genders, cultural identities, and ages. Addressing these aspects is vital for building a community that is healthy, diverse, and welcoming for everyone.

Challenge 2: Ageing and declining condition of infrastructure

Assets that have exceeded their useful life

Investment in infrastructure tends to be lumpy. Much of the city's infrastructure was built in waves when parts of the city were urbanised. A sizeable portion was built after the Second World War and are approaching end of life over the next 30 years.

The three waters networks have a substantial number of assets that have exceeded their expected useful life, and the network requires significant investment to be fit for purpose. As with many of our assets, our water assets are ageing faster than renewals are occurring. Water loss from the network is at approximately 40% which is well above international benchmarks. In high rainfall events stormwater enters the wastewater network causing overflows which impacts streams, the marine environment, and low-lying habitats.

The average age of our community facilities is 58 years. The older age contributes to deteriorating condition, increasing maintenance costs, and declining appeal. We have many facilities, and the quality and level of service needs to improve. To afford quality and level of service improvements, we will need to take a strategic portfolio view of what we have and need and making some tough decisions in the coming years.

The number of assets, proportion that are nearing the end of their useful life, and the increasing costs of materials and labour is a significant contributor to rates increases and our ability to replace or upgrade assets. The pure volume of infrastructure needing to be renewed is expensive, without the additional affordability issues in the current operating context.

Historical lack of asset management, data maturity and under investment in asset maintenance and renewals

Since the last LTP we have been working hard to improve our asset management maturity and data to enable our spend programmes to be more proactive rather than reactive. Our understanding of our assets is improving and the information we have on of some of our assets is becoming clearer.

The need to invest to maintain our assets is a significant cost that all Council's across New Zealand face, and the investment we make needs to be made at a level that is sustainable to ratepayers. Recent condition assessment of all the Council's vertical infrastructure now provides an opportunity to minimise investment. With this knowledge we can support financial affordability by postponing some maintenance and renewal work on non-critical assets in the short term and increasing renewal spending in the outyears. The organisation will carry some additional risks to its infrastructure in the short term, but these are manageable and whilst there will be some catch up required in the outer years, with continued improvements in our planning and smart investments, we can find solutions to this challenge.

Challenge 3: Mitigation and adaptation to climate change

Global warming

Globally and locally, the community's expectations are to reduce emissions and contribute to the global need to keep global warming below 1.5%. Every city must play their part in this challenge. Our city's infrastructure, including transportation and waste systems, plays a key role in where we live, how we move around, and the industries we support. However, much of this infrastructure was planned and built before we considered the impact on carbon emissions. To reach our goal of a 57% reduction in emissions by 2030 and achieve net-zero carbon by 2050, we must rethink and redesign our infrastructure.

Increased frequency and intensity of extreme weather events

Changes in the climate system are changing the probabilities and patterns of weather events leading to stresses such as prolonged periods of rain and shocks, for example extra-tropical cyclones. The notable recent example is Cyclone Gabrielle which impacted Northern and Eastern New Zealand in February 2023. Infrastructure is built up over an extended period to designs which anticipate a certain pattern of use and resilience needs. Our infrastructure design needs are changing as more frequent and impactful weather events and the stresses that come from higher sea levels and our changing climate is emerging.

The national, regional, and local infrastructure our communities rely on are exposed to due to climate change impacts. These impacts are already being seen in the city's most vulnerable environments with issues in drainage and more frequent slips. As a steep coastal city with many of our lifelines and other critical assets situated at or near sea level, the functioning of our city depends on adapting and building resilience to climate change.

To understand this risk Council has used the NIWA climate change modelling for the Wellington Region in our assumptions (Appendix 1 – NIWA forecasting assumptions). These assumptions predict that Wellington will experience rising sea levels, as well as increases in average annual temperatures, annual rainfall, and rainfall intensity, and increases in wind intensity and number of windy days, as well as more drought-like conditions.

As a result of climate change, Wellington is anticipated to experience increased risk from natural hazard events including floods, landslides, storm surge, coastal erosion, and inundation and landslides. These changes could contribute to loss and damage to infrastructure as well as biodiversity losses, environmental harm, and threats to social, cultural, and economic wellbeing.

Council is undertaking a number of activities to better understand the exposure of infrastructure to climate risk to better understand the risks and needs for investment in climate resilience. The planned Climate Change Risk and Vulnerability Assessment will build on the recently completed qualitative climate risk assessment under the Taskforce on Climate-related Financial Disclosures assessment framework. It will be a quantitative impact assessment of climate change on the Council's infrastructure, starting with its most critical assets aimed at identifying the potential financial impacts from physical risks.

Coastal Hazards

Wellington is a city with low lying areas along the coast and steep hills surrounding them. The primary climate impacts revolve around flooding, coastal erosion, and coastal inundation due to rising sea levels. Some areas, including parts of the city centre, are projected to be below high tide levels by the end of the century. While hardened shorelines may reduce risks to infrastructure, coastal and intertidal ecosystems and species in developed areas face increased risks due to habitat compression, potentially leading to biodiversity loss. Rockfalls, slips, and landslides are expected to escalate with extreme rainfall events, posing cascading impacts on social and economic well-being.

The city has areas close to sea level, and during high tides, the sea can block the drainage systems. In some low-lying areas, water can get trapped, especially during high tide. As sea levels rise, this trapping of water is expected to last longer, causing more instances of flooding even on dry days. This can make it harder for the drainage systems to cope with rain, leading to more flooding in the city. Rising sea levels and more intense rainfall due to climate change make these flooding risks worse over time.

The coastline of Wellington has been developed with various infrastructure like seawalls, sewers, and transportation networks. Various parts of the coastline face different challenges. In the inner harbour, there are concerns about the age and condition of seawalls protecting pipes and streets. If these walls fail, it can affect transportation, pipelines, and may release pollutants into the harbour. On the more exposed and active south coast, erosion and storm events can damage both infrastructure and property.

Wellington's coastal layout makes it susceptible to flooding and erosion. Climate change worsens these risks by increasing sea levels and intensifying rainfall, making it important to address these challenges to protect or adapt the city and its infrastructure.

Climate Adaptation Costs

The recent report from the Intergovernmental Panel on Climate Change emphasizes the growing complexity and challenges of managing climate change impacts and risks. To protect our city, we recognise the need for strategic planning and investment in both physical changes and adaptive measures.

Climate change is already affecting New Zealand, impacting its natural environment, economy, and communities. Without proactive adaptation, further climate-related changes are expected to significantly impact our infrastructure. Recent weather events underscore the exposure of Wellington's infrastructure to various climate-related impacts, such as extreme weather events, sea level rise, flooding, coastal inundation, erosion, landslides, and rising temperatures.

Future costs to the Council for making infrastructure more resilient will be material. Wellington’s coastal zone is at risk from ongoing sea-level rise and extreme storm tide events. Considerable areas of built-up areas, as well as important transport infrastructure, are exposed to rising seas. At present sea levels, 4084 buildings and 36.2 kms of roads in the Wellington region are exposed to a 1% annual exceedance probability storm-tide event, which rises to 14,336 buildings and 173 kms of roads under 1 metre of sea-level rise and 21,755 buildings and 319 km of roads under 2 metres of sea-level rise.

More community engagement regarding climate adaptation is planned over the next six years with Wellington’s coastal communities, and further work will also be undertaken to understand the cost implications on the Council’s own infrastructure networks.

It is crucial to note that current global estimates indicate that the cost of not taking action to address climate issues is seven times higher than the cost of safeguarding our current and future infrastructure. Recognising this fact, we must find innovative ways to fund climate resilient infrastructure.

Challenge 4: Earthquake hazards and earthquake prone buildings

Wellington faces a double threat from both earthquakes and the effects of climate change. The city is built on shaky ground due to its location on an active tectonic boundary, and climate change makes things worse by causing land to sink and saturating the soil in low-lying areas. This combination increases the likelihood and severity of natural disasters in the city.

Landslides

One big concern is landslides. Wellington's hilly terrain has a lot of rocky areas, especially where the city has cut into hillsides for roads and infrastructure. To deal with this, the city has built retaining walls and used other methods to stabilise the land. Landslides occur when the soils are soaked and can no longer hold additional water and self-support the land, causing significant disruption to transportation routes and pipelines. Extreme weather events over recent times have resulted in large number of slips on unsupported land, some of which have been significant, across the city.

Earthquakes

Another major risk is earthquakes. Wellington is more at risk of earthquakes compared to other cities in New Zealand. The dangers come from liquefaction (when the ground turns into a liquid-like state) and ground shaking. To address these risks, the city has set higher standards for building design, established civil defence systems, and uses digital measures to keep important infrastructure data safe outside the city. Resilience to earthquakes also involves making sure key services remain accessible and safe.

Because Wellington is a hilly city with many bridges and retaining walls, and limited access points, it is crucial to make these critical links resilient. This means ensuring they can withstand the impact of earthquakes and other natural disasters, so people can continue to access essential services and stay safe.

Earthquake prone buildings

In November 2016, we experienced a moderate earthquake that tested our city. It responded well, but there is more work to do to improve the city's resilience. To be a seismically resilient city, much of our infrastructure needs to be remediated, particularly buildings and facilities. Seismic resilience is also about ensuring safety and access to life supporting services.

Shifting central government guidelines has meant that buildings that were once up to code, over time no longer meet the required standards. Most recently, the Earthquake-prone Buildings Amendment Act 2016 introduced major changes to the way earthquake-prone buildings are identified and managed under the Building Act.

Many of the Council's buildings are not earthquake-prone, but some are, and require remediation. This includes a number of key public use buildings such as the Town Hall, the Central Library, Te Ngākau Basement, the Opera House, the Michael Fowler Centre, the Bond Store, as well as community facilities such as pools, libraries, community centres and recreation centres.

Challenge 5: Affordability and deliverability

Funding Tools

Local Government in New Zealand has a narrow range of funding tools available for funding infrastructure investments than other local government authorities around the world. Specialist tools that are available to Local Government such as Development Contributions or Financial Contributions are more easily deployed in greenfield (undeveloped land) developments rather than through brownfield developments. A recalibration of Councils approach and policies is essential for the 2024 Long Term Plan (LTP) to better capture growth requirements so that costs for growth can be recouped by those that generate the demand. Properly identifying growth as a component in our renewals program is crucial for adequately funding growth projects and avoiding difficulties in delivering them. This will be part of our improvement programme to better capture growth for development contributions in the 2027 LTP.

The wider systemic issues of Local Government funding remains a key issue. Local Government is continuing conversations with central govern to address this for the future.

High inflation putting pressure on construction costs

The costs associated with maintaining, operating, renewing, and upgrading infrastructure are substantial and have been increasing materially since the Covid-19 pandemic. This increase has been significantly more than the Consumer Price Index (CPI) that most households face.

Funding tools are limited, and while the Infrastructure Funding and Financing Act (IFF) provides an 'off balance sheet' solution whereby our debt to revenue ratio limit is not impacted by additional investment, the costs still fall to the community who themselves have affordability issues, particularly in this cost-of-living crisis. A greater range of funding tools has been a perennial request from the local government sector to central government to deal with this challenge. The Future for Local Government report has identified this as a priority area for central government to look at.

Constrained capacity of the market to deliver

Despite an increased capital programme, the market's capacity to deliver remains a concern. In recent years, the Council increased the capital programme, but deliverability has averaged 70-80 percent. In 2022, Civil Contractors New Zealand reported that the civil construction industry face major challenges including greater certainty for future projects, attracting, and retaining skilled people, cost escalations, and supply chain issues.

The impact of extreme weather events such as Cyclone Gabrielle have compounded the scarcity of construction resource, and costs are expected to be further impacted by low supply as workers are required to address the East Coast rebuild. Planning for a better long-term pipeline of expected infrastructure work will help the market to build capacity to deliver over time. Phasing of the capital programme to align it with our financial constraints provides a more sustainable and steady pipeline of work.

Regarding buildings, potential capacity pressure will occur as private building owners seek contractors for remediation of their earthquake-prone buildings. There are 571 earthquake prone buildings in the city, with many needing to be completed between 2027 and 2030. This number continues to change as requirements change and investigations are undertaken. The high concentration of strengthening needs in a short period of time places pressure on the construction sector and increases costs to building owners including ourselves. Key parts of the City Centre will become extended worksites and will need to be managed to ensure suitable access for residents and business. This disruption will also impact the vibrancy of the inner city.

Increasing insurance costs

The heightened exposure our city has to earthquake and climate related risk has led to steep increases in insurance costs, and the availability of cover has reduced. More broadly, due to the increasing frequency of extreme weather events here and overseas, the insurance sector is increasingly placing the costs where the risks lie, and this means the cost of insurance will continue to increase and the availability of cover will continue to reduce over time.

Public entities in Wellington and Christchurch currently pay higher premiums than other parts of the country due to the elevated risks of earthquake occurrence and future volatilities relating to climate change. While we have increased our fees and rates to accommodate some of this increase, we have also developed a risk and insurance strategy, considering limitations imposed by the insurance market and the natural hazards specific to the city. The strategy justifies the Council accepting an increased level of risk by no longer insuring our assets to the same level of cover as we have done in past years. The Council is also working on an insurance roadmap which outlines the work program for getting to the best risk position possible given the constraints from the insurance market and the natural hazard risks that impact the city.

We have insurance for natural hazard-related events on most of our infrastructure. Our assets are insured on a probable maximum loss basis for a 1-in-a-1000-year event. This means that we do not insure at a level to replace 100 percent of our assets, as there is a low level of risk that all assets would simultaneously be affected by a hazard event. We also have a self-insurance fund for below-excess claims.

When we are considering the level of acceptable debt relative to our limits, we are now careful to factor in a level of debt headroom needed for uninsured assets in the case of a significant hazard event. This elevated level of risk prompts a need for efficient management of infrastructure. Refer also to the Council's financial strategy.

Responding to the challenges

Solutions to these challenges are not simple. There is also a better outcome if we think holistically. The following diagram illustrates the relationship between the challenges and the high-level responses.

Key Challenges / Principal Options	Prioritising growth areas	Targeting emissions reductions to the greatest gains and operational efficiency	Grow our understanding of adaptation impacts and costs	Strategic rationalisation to better manage the overall asset portfolios	Prioritising interventions and the work programme for affordability
1.Population growth and changing demand	✓			✓	✓
2. Aging and declining condition of infrastructure				✓	✓
3.Mitigation and adaptation to climate change		✓	✓	✓	
4.Earthquake hazards and earthquake prone buildings			✓	✓	✓
5.Affordability and deliverability	✓			✓	✓

Figure 1: Relationship between challenges and principal options

As per the Challenges section, issues with water services are not our only challenge. Earthquake damaged and prone buildings are a significant challenge that are also extremely costly to remedy. In line with our Financial Strategy, we're balancing the books and making trade-offs across all of the Council's asset portfolios. Addressing the water services challenges is a critical quality of life and health and safety concern. It has implications for our city's ability to live, work and play. While addressing seismic issues of our buildings also has health and safety and economic impacts, we can delay some of this work and take stock of what we have and make strategic decisions about what we need before investing further.

Prioritising growth areas

Wellington's growth relies on investment in infrastructure that adapts to the changing population needs, location and expectations. Our guiding document is the Spatial Plan – Our City Tomorrow, adopted by the Council in 2021, which sets out an action plan for where and how Wellington City should grow and develop over the next 30 years. It projects a population increase of between 50,000 - 80,000 for Wellington City - requiring 24,000-31,000 more residential dwellings over the 30-year period. Most of this growth will occur by intensifying existing urban areas and along key public transport routes.

The key challenge lies in phasing investment to support growth and a well-functioning urban form. The Spatial Plan recognises the need to coordinate land use planning and infrastructure provision to deliver good cost-effective and affordable growth outcomes.

It also recognises the substantial scale of infrastructure investment required to address current network issues and support growth. The spatial plan identifies priorities over the next 10-20-30 years for major infrastructure investment focus to unlock the capacity of growth areas for new development. Tawa, Johnsonville, Central City (including Te Aro and Adelaide Road) and Newtown were identified as priority growth areas over the short to medium term (within the next 10 years) because:

- They are captured by National Policy Statement on Urban Development intensification requirements.
- The areas could make a significant contribution to growth enablement and housing capacity.
- They have strong existing public transport, other services, and amenities, especially for three waters and transport.

The remaining investment to support growth can be made in this order however this can be flexible subject to where the demand is for growth, as per the chart below, subject to any upzoning decisions that may be made through the District Plan.

Figure 2: Housing growth priority areas

This approach guides decisions, even in our renewals programme, ensuring targeted investment aligned with our strategic city goals. Growth studies in our priority growth areas have allowed us to quantify the cost of growth, primarily in our three waters network.

This LTP is focused on making the existing water network more resilient. Growth will be a small component of renewals in delivering that resilience. More detailed growth planning in our priority growth areas will commence next Financial Year. This will produce more specific projects that will begin to appear in the next LTP to strengthen our three waters networks and enable growth.

Climate change response

Our approach to climate change involves not only addressing resilience challenges but also making strategic investments in infrastructure to reduce emissions. The impact of climate change is already evident in our transport network, where stormwater management plays a crucial role in our response. A key focus is on the transport system, as it is the primary contributor to our city's emissions, presenting a significant opportunity for emissions reduction and contributing to global efforts to limit warming.

Recognising the complexity of factors such as market capacity, funding constraints, and emission reduction requirements, we are committed to a strategic approach to renewals and infrastructure investment. Our goal is to be efficient and effective in finding low-carbon solutions that enhance resilience. Not only are these solutions environmentally friendly, but they are also cost-effective.

To achieve this, we are using tools like Lifecycle Assessment (LCA) and strategic impact assessments. These tools help us better understand and manage the climate-related aspects of our projects. The goal is to make sure that these sustainable infrastructure principles and tools are consistently applied across all council projects. This way, our decision-making processes for infrastructure development will be consistent and in line with our commitment to sustainability. To achieve this, we continue to improve our infrastructure planning and delivery in a collaborative and coordinated way across multiple disciplines including transport, housing, and water. We are aiming for an integrated, reliable network, emphasising green infrastructure to address natural hazards.

We have identified two pathways for addressing the challenges of adapting to and mitigating climate change.

- Targeting emissions reductions to the achieve the greatest gains and operational efficiencies.
- Growing our understanding of climate adaptation impacts and costs.

The rationale for these options are outlined below.

Targeting emissions reductions to the greatest gains and operational efficiency

In 2019, Wellington City Council declared a climate and ecological emergency, leading to the adoption of Te Atakura – First to Zero as our climate action strategy. Te Atakura focuses on three main objectives:

- Reducing the city's emissions to net zero by 2050, with substantial cuts before 2030.
- Achieving net-zero emissions for the Council itself by 2050.
- Enhancing Wellington's overall resilience.

Our city’s target is a 57% reduction in 2020 emissions by 2030, reflecting the urgency of action. The Council is also aiming for a 57% reduction in its own emissions by 2030 and net-zero emissions by 2050.

Considerable progress has been made, with a 10% reduction in city emissions since 2020 and a 44% reduction in the Council's emissions since the 2021 financial year.

The Council's Emission Reduction Plan (ERP) focuses on decarbonising assets through electrification, efficient landfill management, removal of fossil gas from buildings, and transitioning the vehicle fleet to electric alternatives. These actions are not just present-day investments but contributions to a sustainable future.

In trying to achieve these objectives the principal options are:

- Complete the lowest cost actions first.
- Focus on a few targeted actions that will achieve the greatest impact and operational cost efficiency.

While progress is underway, additional substantial emissions reductions are crucial to staying well below a 1.5 degree warming scenario. Immediate cuts are more impactful, emphasizing the urgency of our efforts. Reducing emissions at the organisational, city, national, and global levels is essential to prevent a world where the impacts of climate change outpace our adaptive capabilities, particularly beyond 1.5 degrees of warming. The Council acknowledges the significance of its emissions, particularly from landfills and certain facilities, and is actively working towards addressing these challenges, electrifying its fleet, and exploring alternatives for gas-heated pools. Degasification of the pools will contribute significantly to the emissions reductions target. In many cases investments in these climate mitigation measures will result in reduced operational costs as well. Our commitment remains firm – to reduce emissions for a sustainable and resilient future.

Grow our understanding of climate impacts and adaptation costs

Natural hazards already pose risks to our infrastructure, and climate change is expected to amplify the frequency and intensity of these events across the city. The physical risks from climate change may not only affect existing infrastructure in the next 30 years but are likely to increase over the longer term.

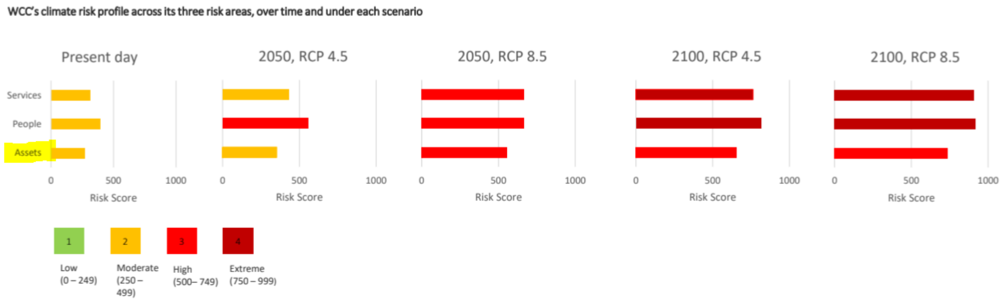
Due to the lifespan of carbon emissions in the atmosphere, many changes are irreversible. Therefore, it is important to support the city to adapt to the impacts of climate change, due to the long lifetime of infrastructure and assets (50 years or more), high upfront costs and limited flexibility. Understanding climate risks and embedding resilience from the outset is critical to ensuring assets meet their objectives in terms of serviceability, financial return and social outcomes.

We base our planning for climate change on modelling by NIWA for the Wellington Region, which predicts rising sea levels, increased average annual temperatures, rainfall, rainfall intensity, wind intensity, windy days, and drought-like conditions. This anticipates heightened risks from floods, landslides, storm surge, coastal erosion, and inundation, potentially causing loss and damage to infrastructure, biodiversity, and threatening social, cultural, and economic well-being.

While work is underway to better understand our climate change risk exposure, we do not currently have a complete understanding of the asset-level risks and options for adapting our infrastructure to climate change. Therefore, our principal option is to focus on gaining a systematic quantitative understanding of the localised impacts and developing adaptation plans anticipated in the next 30-100 years. Council has undertaken the first step having recently completed the 2023 Climate Risk Assessment Report (risk screening and qualitative assessment) and has led the development of the Wellington Regional Climate Change Impact Assessment.

These reports indicate that our climate change risk profile highlights that Wellington is likely to face increased exposure to various impacts, including coastal inundation affecting water, drainage, waste assets, Council buildings, parks, reserves, and road assets, especially those in low-lying areas.

We are conducting a climate risk assessment of critical public infrastructure in Wellington and developing an adaptation plan for Council-owned assets, enabling us to plan for climate adaptation costs alongside future asset renewal cycles. It is crucial to acknowledge that adaptation costs will rise significantly over time, particularly if emission reduction targets are not met. Our commitment is to adapt and evolve, ensuring the resilience of Wellington in the face of a changing climate.



To increase the climate resilience of our assets and infrastructure we will (a) reduce the vulnerability of existing assets and (b) ensure new infrastructure is fit for a changing climate by embedding climate change adaptation and resilience into our future planning by:

- **2024** - develop a climate adaptation framework to embed climate risk management and adaptation planning into Council's new asset and infrastructure management framework and processes.
- **2025** – undertake quantitative climate risk assessments for Council's assets; and develop processes, guidelines and digital tools to support Council reduce climate risks and make climate-resilient decisions in asset management investments, renewals or upgrades decision-making processes.
- **2026** – develop the Council's first Climate Adaptation Plan that will include asset and infrastructure.

Strategic rationalisation to better manage the overall asset portfolio

Broad options for addressing all the challenges include:

- Continue to make decisions as issues arise and add new assets when existing ones no longer meet requirements.
- Ensure we are more strategic in the management of the of the portfolios of assets we own.

The principal option we have chosen is: Strategic rationalisation to better manage the overall asset portfolio. This means ensuring we have the right assets to meet the needs of the community before investing in renewals, upgrades or new. It also means considering selling or decommissioning some assets. Our rationale is provided below.

We cannot afford to continue maintaining, operating, and renewing all our assets we have in the way that we have been doing. Adding more assets without considering affordability is also not sustainable. Therefore, we must pause and reset. This means taking a careful look at all our assets and conducting strategic reviews. These reviews should be done by looking at portfolios of assets, considering the bigger picture. We must also take the time to ensure our investments are financially sustainable and contributing towards our community outcomes and LTP priorities.

To address these challenges, we need to be coordinated and considered at a whole of organisation and city level. Recently, the council adopted Te Awe Māpara (Community Facilities Plan), a guide for decision-making on community facilities for the next 30 years. This plan is based on a city-wide needs analysis that highlighted issues with the current network of facilities.

Key challenges include:

- Many of our community facilities are small, ageing, not fit-for-purpose, and many face increased or new risks associated with climate change and natural hazards.
- While the city is well-covered geographically, the design, size and quality of facilities hinder our ability to meet current and future needs as the city grows.

Te Awe Māpara outlines 58 prioritised actions for investigations and planning over the next 30 years, with 26 of these to be completed in the first six years of this LTP.

We have already reviewed our performance venues, focusing on the operational model. The key finding of the report is the Wellington City Council (WCC) operating model for the performing arts venues is sub-optimal and it is not set-up for success. The model in its current form lacks alignment, transparency, and accountability in relation to how civic performance venues contribute to agreed WCC strategies and objectives. There is a significant opportunity to shift to a more effective operating model. In addition, there is a significant overlap between performance venues, civic venues, and civic buildings. It makes sense to review this portfolio of building assets together. A feasibility study will take place over the first 3 years of this LTP to identify options to optimise the operation of this portfolio.

This strategic rationalisation approach is essential for managing our assets efficiently, ensuring financial sustainability and ensuring they align with the city's future needs.

The way we manage our assets must take this strategic approach. Further detail about managing, maintaining and renewing our assets follows.

Knowledge Management

The foundations for good Asset Management (AM) practices are people, processes, systems, and data, as defined in the International Infrastructure Management Manual (IIMM). Quality asset data provides the evidence to enable better investment decision making and cross asset optimisation.

Asset data is generally collected through data capture programmes, or operationally through our service providers and asset managers and their teams. At WCC, data is captured through our facilities management provider, through ongoing assessments by inhouse specialised staff, as well as large scale condition assessment programmes, as has just been completed for our vertical asset portfolios.

AM information sets and the systems where they are stored are summarised in the table below. Refer to each AMP (Asset Management Plans) for the complete list of systems specific for each of the activities.

Information Sets

Information	Purpose	Name	Information Type	Activity	Confidence Grades
Financial	Ensures assets that are acquired are registered and subsequently treated according to financial policy and accounting standards.	OneCouncil (Technology One)	Budgets, FAR.	All	C - Medium
Physical	Captures asset attributes such as size, age, condition, and location	SPM Assets	SPM holds individual assets records, condition data, life cycle analysis and reporting functionality.	PSR, Property, Landfill	B - High
		RAMM	RAMM holds individual assets records, condition data, maintenance costs, forward works programmes, valuation.	Transport	B - High
		OneCouncil (TechnologyOne)	OneCouncil holds individual assets records, condition data, maintenance costs, valuation.	Open Spaces, Property, Landfill	C - Medium
	Interactive map-based information	ArcGIS	Aerial photography, property and road boundaries, assets.	Open Spaces, Property, Facilities	
		PowerBI		Transport	
Operational	Job management tool for programming and claiming.	RAMM Contractor	Asset activity information.	Transport	A – Very High
		OneCouncil (Technology One)	Asset activity information/Work management	ALL	A – Very High
	For compliance monitoring and reporting	SAP (FM Provider Software – Ventia)	Compliance data (buildings).	Facilities	

Confidence in our asset data improves the confidence in our investment decision making, enabling effective programmes and robust long-term financial forecasts to be developed. Our confidence ratings are based on the criteria outlined below.

Data confidence grades

Confidence Grade	Grade Description
A Very High	**Highly Reliable <2% uncertainty** Data based on sound records, procedure, investigations, and analysis, documented properly, and recognised as the best method of assessment.
B High	**Reliable ± 2-10% uncertainty** Data based on sound records, procedures, investigations, and analysis, documented properly but has minor shortcomings, for example the data is old, some documentation is missing, and reliance is placed on unconfirmed reports or some extrapolation.
C Medium	**Reasonably Reliable ± 10-25% uncertainty** Data based on sound records, procedures, investigations, and analysis which is properly documented but has minor shortcomings for example the data is old, some documentation is missing, and reliance is placed on unconfirmed reports or significant extrapolation.
D Low	**Uncertain ± 25-50% uncertainty** Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B is available.
E Very Low	**Very Uncertain > 50% uncertainty** Data based on unconfirmed verbal reports and/or cursory inspection and analysis.

Asset condition is one the of key factors we employ in the development and prioritisation of our programmes of work. Having accuracy and confidence in our condition data is therefore vital to be able to assess and manage the assets in an effective manner.

The current state of our infrastructure assets is summarised in the individual Asset Management Plans (AMPs). The condition scoring regime we use is a standard 1 to 5 scale, 1 being Very Good condition and 5 being Very Poor.

Condition Rating Scale

Condition Score	Colour	Condition Rating
1	Dark Green	Very Good
2	Light Green	Good
3	Yellow	Fair
4	Orange	Poor
5	Red	Very Poor

The Condition Grade Index (CGI) is the average condition grade of assessed components weighted by their gross replacement cost. This index is used to summarise and monitor overall condition for our assets managed in the SPM information system which excludes Transport. The CGI operates on a different scale to the condition rating which needs to be considered when using for decision making purposes.

Condition Grade Index Scale

CGI Range	Colour	Condition Rating	Description
0-1.499	Light Green	Good	A CGI of less than 1.5 suggests that an excellent condition without any component in poorer condition.
1.5-1.99	Yellow	Fair	Less than 2.0 it is likely that the site is in good to excellent with only a few components in a poorer condition.
2-2.99	Orange	Poor	Greater than 2.5, there is a high proportion of components in a poor condition.
3-5	Red	Very Poor	Majority of components are in a poorer condition.

Changing Technology

Technology plays an important role in how we use and build things like roads and buildings. Thanks to technology, people can now live, work, and have fun in diverse ways. The adoption of technologies has allowed for more flexibility about when and where people live, work, and recreate. The trend towards hybrid working and learning was accelerated during the pandemic and has led to changing patterns of movement and demand which impacts how infrastructure networks perform. Developments in Machine Learning, Artificial Intelligence, Telecommunications Connectivity and Reality Technologies will continue to enable people to easily change how they live. This in turn affects what we need from our infrastructure networks. Technology also impacts how infrastructure is planned, built, and operated.

We now use things like Digital Twins, Mapping Technology and the Internet of Things which enable the modelling, visualisation, optimisation, and prediction of how infrastructure, has and will perform. This investment in technology can increase the resilience, adaptability, and certainty of performance of infrastructure through time and enable it to better meet the strategic outcomes of the city. The Council is presently investing in an Underground Asset Map which will provide more reliable, accurate and complete data about the location of underground services. This map of the underground space in the city will enable more certainty for people planning, building, maintaining and operating infrastructure in the city and is foundational to improving the administration of the space within the city's streets and public spaces.

Maintaining existing assets

We manage our assets through a mix of reactive and proactive investment as we set out to work under a 'lowest whole of life' framework. This will always be based on our asset data and as the maturity of our asset management progresses, we will achieve better outcomes with our investment. Organisation maturity combined with better decision making will deliver better outcomes.

Improvement of our asset data has been a focus leading up to the current LTP. We are now more confident of the integrity of our asset data across many of the asset groups and this provides a solid foundation for the current LTP. Maintaining what we have is not always the right thing to do. Maintenance investment is considered in relation to the renewals programme to optimise both intervention timing and level of service across the assets. When the operational and maintenance costs of retaining an asset are equivalent to building new, this may be an indication to dispose of the asset and build a new one that meets the community needs.

Renewals

Our approach to asset renewals is centred on progressively restoring and renewing individual assets that have reached the end of their useful life. The goal is to bring these assets back to their original condition or capacity, ensuring they meet required levels of service. However, before a decision is made to renew any assets, we determine if the asset is still required and if so, if a like for like replacement is required or an upgrade.

Our capital investments cover three investment streams:

- Renewing existing assets: Preventing assets from failing to support levels of service by systematically renewing them.
- Upgrade, creation, or purchase of new assets: Addressing growth in demand or changes to levels of service by investing in new assets.
- Investment in assets that are held for financial return or future opportunity value: Investing in assets that provide a financial return or have potential future value.

Renewal and replacement strategies are determined based on:

- Risk – Action is justified if there is a risk of failure and associated safety, financial and commercial effects.
- Asset Performance – renewal is necessary if the asset fails to meet the required levels of service and compliance.
- Economics – Renewal is considered when it is no longer financially sensible to continue to repair the asset.

Renewal and replacement needs are identified through:

- Analysing condition reports
- Maintenance records (asset failure and expenditure history)
- Service records
- Observations by staff and contractors

Short and long-term asset renewal programmes are prepared based on identified forecasted renewal needs, considering remaining asset lives criticality and risk. Deferred capital renewals will be planned for future inclusion in programmes.

Renewals investment is prioritised to balance levels of service and lowest cost of life for asset groups, aligned with resilience and strategic goals such as mode shift and emissions targets. We then apply the affordability lens taking into account the quantum of required investment across Council activities. Decisions are complex across the Council's infrastructure due to varying asset lives requiring coordination for optimisation of investment, where the level of investment for renewals is balanced with affordability, asset consumption and the Council's levels of service. Given debt capacity issues in the development of the 2024 Long-term Plan a decision has been taken to **target** renewals at 75% of unconstrained forecastsfor ten years of the LTP.

Prioritising renewals funding enables the Council to trade off non-critical asset risk with the need to increase investment in our three waters assets. An increased budget from 2034 will be programmed to catch up – the intent being that this deferral of renewal funding and spending would be fully caught up over the life of the 30-year Infrastructure Strategy and therefore the risks and service impacts of the decision should be temporary. Within this financial constraint, we will ensure that within different activity classes, renewals are prioritised based on criticality and where assets are in the poorest condition.

This decision applies to all renewal budgets other than three waters renewals, which have been subject to specific decision making through the 2024 LTP. Note that where there is data and information that does not support this target, separate decisions were taken (most notably for transport renewals).

Funding renewals later than forecast replacement requirements creates risks to asset condition and performance. The management of renewal budgets may also lead to impacts to service levels delivered to the community. Overall, the Council plans to manage risk through ensuring that within different activity classes, renewals are prioritised based on criticality and where assets are in the poorest condition. Safety and resilience will also be prioritised. In some cases, this has meant that renewal budgets for some activities have not been reduced the full 75% of forecasts.

Where less than 100% of renewals are budgeted it is imperative that this risk is well understood and signalled in terms of asset consumption, and service decline. Where infrastructure has been funded sub-optimally, we will identify any efficiencies that can be sought to reduce costs (that is, doing more for less) as well as monitoring the backlog ensuring our plans include a focus on lowering risks in subsequent years. The Council has, where practicable, constrained renewals and assumed some risk across sections of our infrastructure (predominantly transport, buildings, and facilities) with the knowledge and data to support this risk by identifying renewal backlog and forecasting this into later years 2034 –2054, where any degradation is addressed. This information and knowledge is available through the recent implementation of our Asset Management Information System (SPM) and a comprehensive condition assessment survey for our buildings.

This approach, in deferring renewals to some of our infrastructure means we are consciously prioritising our investment to meet our biggest challenge within a constrained funding environment. The highest priority infrastructure investment over the next decade is required to support repair and remediation of the City's water network and earthquake prone buildings, as well as how we adapt to climate change impacts.

Prioritising the interventions and work programme for affordability

New infrastructure is expensive. To manage and operate our assets in a financially sustainable way, as well and delivering to meet the needs of our communities, growth, and climate change, we need to take a strategic and integrated approach. We are applying the hierarchy of interventions, as described in the New Zealand Transport Agency's Planning and Investment Guidance and in alignment with the Infrastructure Commission, considering lower cost interventions before higher cost interventions. This includes:

- Integrated land use and infrastructure planning.
- Manage demand through behavioural science techniques such as pricing, redesigning services, and using technology.
- Making best use of existing infrastructure by optimising levels of service.
- Using best practice business cases and planning and prioritising to inform good decision making when investing in infrastructure.

The overall approach to prudently managing our financial position for the 2024 LTP is outlined:

- Reprioritise and rephase the capital programme as follows:
  - Complete works underway – examples include things like the Town Hall, Te Matapihi Central Library, parking enforcement technology roll-out etc.
  - Deliver what is legislatively / contractually required – examples include Housing Upgrade Programme phase 2, multi-year contracts, earthquake strengthening, delivery of the Te Awe Mapara Community Facilities Network Plan which has now been adopted.
  - Infrastructure deficit / challenge – invest in areas where there are significant infrastructure challenges, such as three waters and transport.
  - Incorporate regulatory and non-built solutions – invest in policy frameworks and nature-based solutions such as water sensitive urban design to limit the need for infrastructure investment.
  - Reprioritise and rephase – rephase, reprioritise and rescope the remainder of the capital works programme so that it is evenly distributed over the following ten years of the long-term plan and beyond and fits within the available budget parameters.
- Maintain financial capacity for the future:

  - Investment portfolio – explore whether the current investment portfolio can be better utilised and targeted towards dealing with the city's natural hazard risks and insurance costs pressures.
  - Renewals – update renewal programmes to reflect better asset data that has been developed and defer what we can on non-critical assets, without impacting too severely on asset risk. We have set a target of funding renewals at 75% of the anticipated need, in all asset categories except 3 waters. This will occur for the first 10 years (2024-2034) and enable us to trade off non-critical asset risk with the need to increase investment in our 3 waters assets. An increased budget from 2034 will be programmed to catch up. Within this financial constraint, we will ensure that within different activity classes, renewals are prioritised based on criticality and where assets are in the poorest condition.
  - Revenue – increase revenue and explore alternative funding sources where appropriate.
  - Levels of service – explore adjustments to levels of service over time. We will undertake a review of all our levels of service in the first 3 years of this LTP and identify whether we can close the gaps over the years 11 to 30 period, or whether to adjust levels of service downwards.
- Adjust to external cost pressures:
  - Pause and reset – develop a clear strategy for dealing with the Council's earthquake prone buildings. This will enable robust decisions on these venues to be made as part of the 2027-37 LTP.
  - Integrated delivery – ensure there is better integration and trade-offs between existing work programmes to drive efficiencies.
  - Work within tight budget parameters – this means operating within set inflation envelopes for key areas, requiring business units and some CCOs (Council Controlled Organisations) to take a more commercial approach / secure external funding to improving baseline funding position.

Financial affordability for both the Council and ratepayers means that we must focus on doing the right things at the right time in the most cost-effective way whilst deliberately managing risk. We will prioritise non-asset solutions to maximise the use of our assets and deliver value for money and operational efficiency.

Principal options by activity

Three waters

Wellington's three water services of drinking water, wastewater, and stormwater management are delivered through an extensive pipe network and associated infrastructure.

There are significant constraints and levels of service issues across our water services assets. The challenges of aging infrastructure, population growth, climate change, increasing environmental regulation and service delivery expectations means that we must ensure that there is adequate financial resourcing to ensure that infrastructure goals can be met within financial constraints.

These issues include:

- Aging infrastructure
- Population growth and increased demand on supply
- Leaking drinking water pipes and increased service interruption.
- Increased uncontrolled wastewater overflows to the environment.
- A significant and growing backlog in drinking water pipe renewals.
- Deteriorating asset condition as the infrastructure networks age.
- Flooding.

Growth adds additional pressure to the network, which must be managed effectively to ensure continued levels of service.

To accommodate future population growth in the Wellington City Council area, there will need to be significant upgrades to 3-waters infrastructure, with intervention needed to meet growth in the following way.

- Central City (in Te Aro, Adelaide Rd), Newtown, Johnsonville, Tawa – immediate and significant intervention to meet short term growth forecasts to create development capacity in the 3- water networks.
- Newlands, Mt Cook, Mt Vic, Hataitai, Aro Valley, Berhampore, Island Bay, Khandallah, Ngaio, Crofton Downs - short term interventions to meet medium-term growth forecasts and create development capacity in the 3-water networks.
- Karori, Kelburn, Brooklyn, Thorndon, Churton Park, Lyall Bay, Kilbirnie, Miramar – medium term intervention to create development capacity in the long term.
- Greenfields – short to medium term structure planning in place to lead long term outlook for future development led by others.

There is a significant amount of investment required in three waters over the next thirty years. While we are proposing to spend more than we ever have in the 2024-34 LTP it is still not at the level proposed by Wellington Water as we need to balance what is required with what we can afford. Therefore, we are pushing some of the required investment in the networks into years 11 to 30 and under the current delivery model (that is, through Wellington Water) this will be a continued challenge to the Council. In order to address this, we are focused on:

- Continuing to collect better information about assets to ensure we are investing at the right time in the right assets, as well as mitigating the impacts of failure.
- Looking to invest as much as we can in three waters whilst also managing the other investment priorities, such as earthquake prone buildings.
- Investing to ensure we are operating an efficient network, for example looking at investment in water meters and the construction of the sludge minimisation plant.

- Working collaboratively with the other region's Councils to discuss the future model of three waters delivery with a commitment to establishing a regional council-controlled organisation to own, manage and deliver three waters infrastructure.

Council's role

It is a core statutory role of the Council to provide safe drinking water, manage stormwater, and take away and treat wastewater. This service is delivered through the three waters pipe network and associated infrastructure.

The Council set up a Council Controlled Organisation – Wellington Water Limited (WWL) – in 2014 to manage the three waters services and assets. Other shareholders include five other councils in the region (Hutt City, Porirua City, Upper Hutt City, South Wairarapa District, and Greater Wellington Regional Council). It is contracted under a collective Management Services Agreement which requires it to, amongst other things, safeguard the Councils' water assets from damage, loss and destruction and keep the assets in good condition and repair.

The repeal of the Three Waters Legislation reverts to council ownership and control of water assets, with increased environmental regulation around discharges. Existing arrangements will be retained for the 2024 LTP and associated planning documents. That is, the Council will continue to own three water assets and fund the service. Wellington Water Limited will continue to plan and manage the network as well as deliver the service on behalf of the shareholding Councils.

Wellington Water is governed by a Board of independent directors, the chair of which reports to the Wellington Water Committee. The Wellington Water Committee is made up of representatives from each of the shareholding Councils and is responsible for providing overall leadership and direction for Wellington Water.

Wellington Water use these five regional strategic priorities to provide advice.

- Look after existing infrastructure.
- Support a growing population.
- Sustainable water supply and demand (and more resilience in times of shortage).
- Improving environmental water quality.
- Achieving net zero carbon emissions.

Wellington Water's advice in the 2024 – 2027 LTP was to investment primarily in 'Looking after existing infrastructure', sustainable water supply and demand, and 'improving environmental water quality'.

Wellington Water Limited is accountable for all asset management activities, including asset condition assessment, on behalf of WCC. The focus, until recently, has been on understanding where critical pipes are within the network. An increasing backlog of leaks is leading to declining levels of service and the need to increase funding for reactive interventions. A better use of our constrained funding would be to invest in renewals which requires ana optimised renewals programme, improving resilience, managing critical assets and improving asset data knowledge are all important aspects of maintaining our network.

Whilst the asset management and planning function continues to improve, some significant data gaps still exist, and these are s highlighted below.

During the last 3 years, Wellington Water Limited completed an assessment of Very High Critical Assets (VHCA) across our 3 waters network and provided investment advice as part of the 2024-34 LTP. VHCA are assets that have a very high consequence if they fail. It is important after anunexpected event that VHCA and high criticality assets (HCAs) are back up and running as soon as possible to maintain public health and safety.

Wellington Water assessed the below:

- 189km which is about 8% of total pipes.
- 65 or 100% of the reservoirs.
- 35 or 28% of the pump stations.
- 60 wastewater treatment plant assets were selected for detailed investigation.

The asset assessment informs Wellington Water's physical works programme. The biggest risks are assets in poor or very poor condition, and these will be prioritised for replacement. Wellington Water uses modelling to determine asset condition grades for the wastewater and drinking water networks. Asset condition modelling considers factors like pipe age, material, expected lifespan and pipe inspection records.

The asset assessment informs Wellington Water's advised physical works programme. The biggest risks are assets in poor or very poor condition (44% of the capital's wastewater pipes and 25% of drinking water pipes), which will be prioritised for replacement.

Reservoirs also need remedial works for safety and contamination risks.

The three waters assets are discussed separately below:

- Water Supply (bulk drinking water)
- Sewerage and the treatment and disposal of wastewater
- Stormwater

Delivering through Wellington Water Limited

As mentioned above, the Council's water services are delivered through Wellington Water Limited.

We've recently independently reviewed the service delivery efficiency of Wellington Water. There are a number of recommendations to improve service delivery. Shareholding councils have agreed to pursue operational improvements through the inclusion of performance and productivity based KPIs into the 2024 Letter of Expectations.

Wellington Water Limited has advised that the maximum deliverable programme would cost $2.5b, of which $1.8b is Capex and the balance is Opex. We're proposing to fund $1.8b (capex and opex) over 10 years, which is what Wellington City Council can afford. The waters programme is designed around the budget and what is most critical to deliver.

Several of the major projects are in a very early stage of planning, which means there is a high level of cost uncertainty. Wellington Water Limited will take a tactical approach to delivering the spend through balancing and prioritising its investment, targeting specific assets and speed of ramping up. Key considerations in this are expected to be both Wellington Water's and market capacity to deliver as well as asset risk of failure and affordability.

The following have been prioritised.

Opex costs

- $676.7m over ten years, with year 1 at $63m. Including:
  - $2.3m for planning for universal water meters in first three years
  - $5.3m Opex pa for leak / reactive maintenance

Note, the ongoing consequential opex requirement for the universal residential smart water meters will be determined through the planning, design and procurement phase. Once this is complete, council can make an informed decision on how to incorporate the ongoing costs into future opex. budgets.

Capex costs

- $1.2b over ten years, including:
  - $143m for smart water meter roll out from year 4.
  - $23.1m for Golden Mile Renewals
  - $10.8m to start Bell Road and Moi-i-te-Ra reservoirs including inlet/outlet mains from year 7
  - $32.8m for pressure management and additional water renewals, and increased reactive renewals for all three waters
  - $24.2m for risk contingency for the Airport Wastewater Triplicate Interceptor and one section of the Eastern Trunk Main
  - $15m for additional renewals at the Moa Point Wastewater Treatment Plant
  - $2.8 million in the CAPEX program for wastewater upgrades for a trunk sewer in the Kaiwharawhara stream in Ōtari-Wilton's Bush.

Funding Options

The overall budget options for the 3 Waters are provided in the table below. Key points to note:

- The starting budget given to WWL to work with is Option 1, which was based on the 2023/24 financial year. This proved to be unrealistic and would result in continued failures.
- Option 2 took a focus on ensuring enough funding to manage reactive maintenance. This was strongly considered, but ultimately the Council decided that more investment was needed, and this would mean reducing funding from other areas of the organisation.
- Option 3 is the preferred, as it is the most affordable package that starts to see an improvement in the 3 Waters service.

However, there will continue to be difficult decisions over the 30-year span of this strategy. The activity will continue to be constrained as the funding model does not have sufficient capacity to appropriately manage the provision of these services. A review into the operating model and discussions with central government will occur in the coming triennium.

Issues	Options	Decision Date	Delivery Timing	Costs	Risks and Implications
Aging assets and significant leaks across the water networks Around 41% of our water is lost through leaks in the water system which reduces our supply capacity.	(1) Reactive approach to repairs and maintenance	2024	Annual	Opex $55m	This is a high-risk approach, insufficient to meet legislative requirements under the Water Services Entities Act 2022 Expected to result in: • non-compliance with regulations • legal consequences • risk to public health • an increasing leak backlog • reactive maintenance budgets exhausted within six months • inability to address unforeseen events
	(2) Do minimum (an increase in planned and reactive maintenance)	2024	Annual	Opex $57.4m	Expected to result in: • an increasing leak backlog • increasing levels of public dissatisfaction

34

					• non-compliance with regulations • risk to public health
	(3) Close the backlog of repairs (preferred)	2024	Annual	Opex $62.6m	Expected to result in: • A progressively decreasing leak backlog • Reduction in water loss from the network. • Increasing levels of public satisfaction

Water Supply

Strategic direction

Clean, safe drinking water is essential for residents' quality of life and wellbeing, and a reliable water supply is essential to support business activity in the city.

Wellington Water manages the bulk water network on behalf of the GWRC. The treated drinking water that WCC receives is drawn from the Te Awa Kairangi/the Hutt River, the Waiwhetu Aquifer and the Wainuiomata and Orongorongo rivers, is stored in the reservoirs across the city, and is distributed through the drinking water supply piped network.

Effective water supply services are crucial to achieving Council's five outcomes and aligns to one of the Council's nine priorities – *"Fix our water infrastructure and improve the health of our waterways."*

As the city grows, additional drinking water storage facilities and network upgrades are required to facilitate this growth. New assets can also provide sufficient capacity for existing shortfalls against target levels of service.

Asset overview

Our assets are valued (Optimised Replacement Value) at approximately $1,985 million as at 30 June 2023 and include:

- 921km water pipes
- 68 reservoirs/tanks
- 34 pump stations
- 98,000 valves, hydrants
- 72,000 service laterals

Asset condition and lifecycle

Cast iron pipes in the Wellington central city area are well past their useful life with a failure history and material deterioration confirmed by laboratory analysis. Overall, water supply assets are in moderate condition with an estimated average remaining useful life of 30-40%.

There is more work to be done regarding the collection of reliable physical asset condition data for critical and non-critical assets. Wellington Water Limited are aware of the location of the critical pipes within the network. Next steps involve documenting and reporting against each of the infrastructure networks in terms of value, age, materials condition and asset performance.

The results of the Very High Critical Assets condition assessment indicate that majority of the very high criticality pipes fall between 'very good and moderate' condition. However, over 25% are in poor or very poor condition. There is low confidence in the condition assessment of the balance of the assets due to the volume that is assessed through desktop assessment. This means that there is a high level of uncertainty in planning and forecasting maintenance and renewals.

Based on the desktop assessment and VHCA work, an estimate of the relative condition of assets is shown in the figures below. This information underpins the approach to investment planning, asset management planning, asset renewals and infrastructure project delivery.

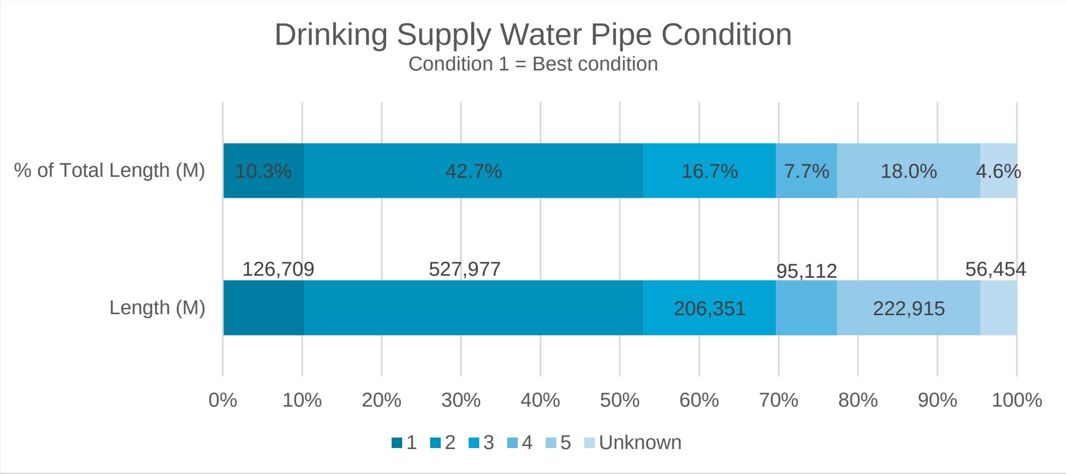


Figure 3: Drinking Water Pipes Condition

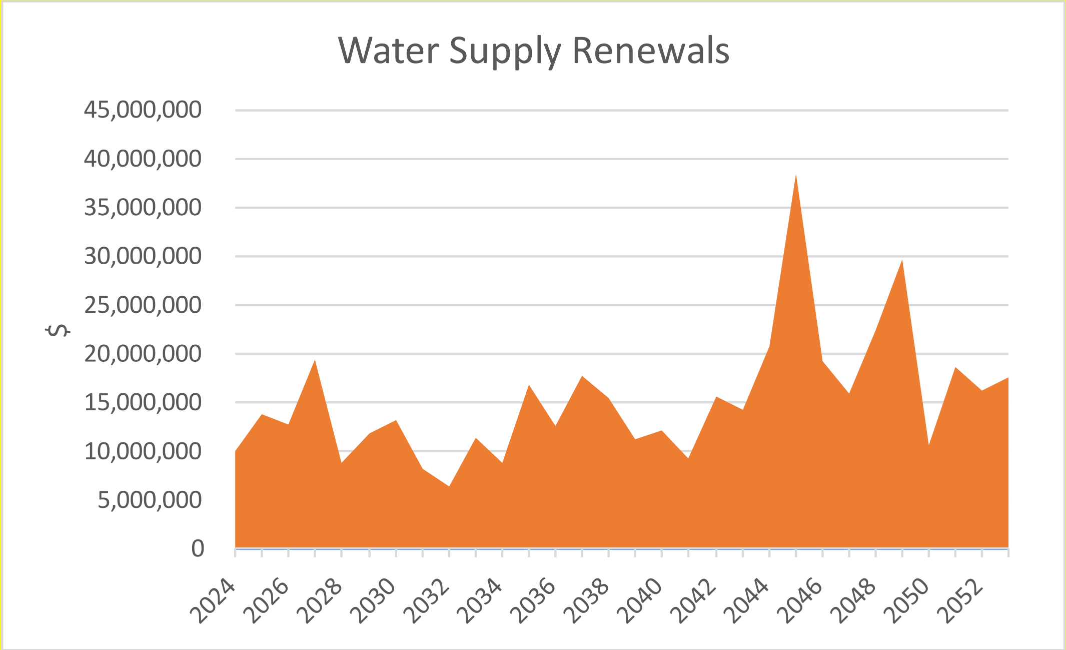


Figure 4: Water Supply Pipe Network Renewal Profile

Level of service and performance

Council's role is to provide a secure supply of safe and healthy drinking water to communities and businesses. There are a range of technical performance indicators that measure water quality standards, overall performance of the network, and customer satisfaction with the service.

While water is delivered to households and businesses and meets health standards, the current water supply network has material challenges and is not achieving some of the agreed levels of service. The water supply network has a substantial number of assets that have exceeded their expected useful life. Approximately 31% of drinking water is lost through the public pipe network, which is very poor according to international benchmarks, and an estimated further 10% within private property. This is costly and requires increasingly severe water restrictions over summer periods when rainfall is less and source capacity decreases.

There are gaps in Wellington Water's knowledge about our assets. This knowledge is essential to help Wellington Water Limited to intervene with planned maintenance or replacement before assets fail, and to drive an ongoing programme of renewal and enhancement investment. Currently, response times to repair leaks in the network are consistently not being achieved. In the 2021 LTP, auditors have highlighted the ability of Wellington Water to report accurately against their measures.

See Council's annual report for further information on levels of service and performance.

Key challenges

This activity group is affected by all the identified key challenges.

- **Aging and declining condition of infrastructure** – Around 30% of the drinking water network has passed or are approaching the end of life based on age. Using age as a proxy for condition, Wellington Water Limited has advised that more than 50% of the network is expected to require replacement within the next 30 years.
- **Population growth and changing demand** – Forecast growth in our northern suburbs (Johnsonville and Tawa in particular) will put additional demand on the existing water storage reservoirs. Growth studies[1] undertaken by Wellington Water Limited since the last LTP have been completed, which has helped to identify what work is needed to support our 30-year growth vision and to help quantify the level of investment required for this growth. Capacity is available in the short term for non-complex and smaller scale developments. However, significant upgrades to network infrastructure are required to accommodate growth to ensure compliance with the National Policy Statement on Urban Development.
- **Mitigation and adaptation to climate change** – Climate change is leading to an increase in extreme weather events, including extreme rainfall events and landslips which leaves water assets vulnerable to disruption, as well increased droughts which increases the risk of water shortages. Sea level rise and rising groundwater tables associated with climate change also have an impact on underground water assets and additional work is required to help us better understand the impact this will have on our infrastructure. The 2023 Climate Risk Assessment Report highlighted coastal inundation causing asset damage to water services infrastructure as one of the highest ranked risks, with a growing trend towards 2050 and 2100. Without adaptation, further climate-related changes are projected to have substantial impacts on water resources.
- **Earthquake hazards** – The ground our three water assets are in is subject to earthquakes and other natural hazards which leaves them vulnerable to disruption.
- **Affordability and deliverability** – The volume of work needed to keep pace with the aging assets and growth is unaffordable under the current funding environment and climate change impacts. Furthermore, the capacity of the construction market to deliver is limited. Due to increased environmental standards the requirements and costs for gaining and implementing resource consents is becoming more challenging and expensive. Whilst the number of leaks reported and detected has not increased significantly over the past few years, the cost to fix each leak has increased significantly due to increasing costs of traffic management, health and safety, and other inflationary costs on contractor resources. The net result of all of this is an ever increasing repair backlog and decreasing levels of customer satisfaction.

[1] Undertaken for Tawa, Johnsonville, CBD and Newtown

Principal options

This activity and related solutions primarily contribute to the priority "*fix our water infrastructure and improve the health of waterways*." We will also take every opportunity to apply each of the strategic approaches.

The following shows how we have used the strategic priorities and applied the overarching principal options to identify specific options to address the key issues for this activity group.

- **Strategic rationalisation to better manage the overall asset portfolios –** We will prioritise fixing drinking water supply leaks over investment in additional supply as this will increase supply reaching customers.
- **Prioritising interventions and the work programme for affordability** – For operational and financial efficiency and overall affordability Wellington Water has prioritised repairing and replacing highest criticality assets in a very poor and poor condition.

Issues and options

Issues	Options	Decision Date	Delivery Timing	Costs	Risks and Implications
Aging assets and significant leaks across the water networks Around 41% of our water is lost through leaks in the water system which reduces our supply capacity.	Managing water demand through education. Finding leaks through installing more water meters in the network. (Preferred)	2024	2024 2024 2027-2030	$2m (detailed business case) - OPEX $3m (pressure control valves) - CAPEX $144m (residential smart meters) - CAPEX	Public engagement in voluntary water use reduction is at risk with a backlog of water leaks. The installation of more pressure control values will assist in leak detection and prioritised repair.
					•
					•
					•
Reservoir capacity and water supply Wellington is an earthquake prone city, where the likelihood of emergency needs are significant. Due to climate change, droughts are expected to become more common and more severe in Wellington over the coming 30 years, which will impact on water supply. We have detailed investigation of the recommended water supply reservoir. Recently invested in a 35 Mega Litre Omaroro Reservoir that is now in service, increasing resilience to the central city.	Replace Bell Rd reservoir (has exceeded 100-year life and is in very poor condition) Moa-i-te-ra Reservoir - NEW Other options include education, and support for self sufficient water storage. Develop Council Climate Adaptation Plan for Critical Assets & Infrastructure (preferred)	2027	Timing and scale of investment will be determined through further analysis.	Not identified at this time but indicative costs are $90m to replace one reservoir. Council Climate Adaptation Plan to be developed to inform the long-term water supply planning and investment. Wellington Water to undertake	After the more recent earthquakes, some additional resilience water storage was put in place across the city. More permanent structures such as reservoirs will need to be factored into long term planning.

Additional water reservoirs are required to increase storage in the event supply pipes are disrupted. Two reservoirs are needed – one for the Northern suburbs, and one for the Kelburn area to improve the city's resilience. Additional upgrades and water reservoirs are required to facilitate the 30-year growth vision for Wellington across our priority growth areas	detailed growth assessments.

NOTE: Dollar amounts are indicative for out years and will be refined as more information is available and the implementation period draws closer.

Water Supply Activity Opex and Capex forecast

Year	Operating Expenditure[2]	Capital Expenditure
2024/25	98,839,404	7,702,517
2025/26	102,335,298	13,932,988
2026/27	110,146,770	21,672,009
2027/28	119,325,528	23,359,394
2028/29	129,236,471	30,885,214
2029/30	140,013,828	53,570,624
2030/31	151,809,000	56,368,202
2031/32	165,040,569	67,198,394
2032/33	178,684,131	36,204,581
2033/34	193,895,425	36,211,311
2034-2039	1,030,502,415	144,200,697
2039-2044	1,211,113,812	195,363,148
2044-2049	1,437,837,204	185,303,326
2049-2054	1,720,293,680	226,753,130
Total	**6,789,073,535**	**1,098,725,535**

Figures are inflation adjusted

[2] This includes the total cost of asset ownership including depreciation, Insurance and interest costs on top of the funding that we provide Wellington Water Limited.

Sewerage and the treatment and disposal of sewage

Strategic direction

The primary purpose of the wastewater service is to protect public health by ensuring that wastewater is safely removed from private property and other public spaces. There is now an increasing focus on reducing the risk of illness and the environmental effects of discharges to waterways and the sea.

The City will need to change to comply with the freshwater quality standards set out in the National Policy Statement-Freshwater Management (2020) (NPS-FM) by 2040. This regulation seeks to reduce the risks to public health from recreation/food gathering, prevent further degradation to receiving waters, and respect the aspirations of iwi and communities to restore Te Mana o Te Wai.

The state of our wastewater assets must improve if we are to meet the level of service demanded by the NPS-FM and expected by mana whenua and our communities. Over time, we need to replace poor condition pipes and remove systemic overflows that divert sewage into the stormwater system which occurs when the wastewater system is overloaded during heavy rainfall.

Failures in the wastewater system are detrimental not only to environmental and human health, but also to the City's reputation.

Asset overview

Our assets are valued (Optimised Replacement Value) at approximately $3,306 million as at 30 June 2023 and include:

- 1,077 km pipes
- 15km tunnels
- 39,000 valves and fittings, including manholes and access chambers
- 69 Pump Stations
- Two treatment plants (Moa Point and Kārori)

Asset condition and lifecycle

The wastewater treatment plants are reaching an age where many of the components will require renewal over the next 25 years.

A desktop assessment of condition estimated that 44.1% of the wastewater pipe network is in poor or very poor condition. However, the level of confidence of this information is low, due to the lack of on-site condition assessment. This means that there is a high level of uncertainty in planning and forecasting maintenance and renewals.

Wastewater assets include the Leachate Collection System. These assets are in moderate to good condition with an estimated average remaining useful life of 55%. There have been some minor seepages of leachate, but additions have been made to the Leachate Collection System to intercept these seepages.

Building assets are managed in SPM Asset Software. This includes individual asset records, asset registers, condition data, lifecycle analysis and reporting functionality.

Based on the desktop assessment and the VHCA work, an estimate of the relative condition of assets is shown in the figures below. This information underpins the approach to investment planning, asset management planning, asset renewals and infrastructure project delivery.

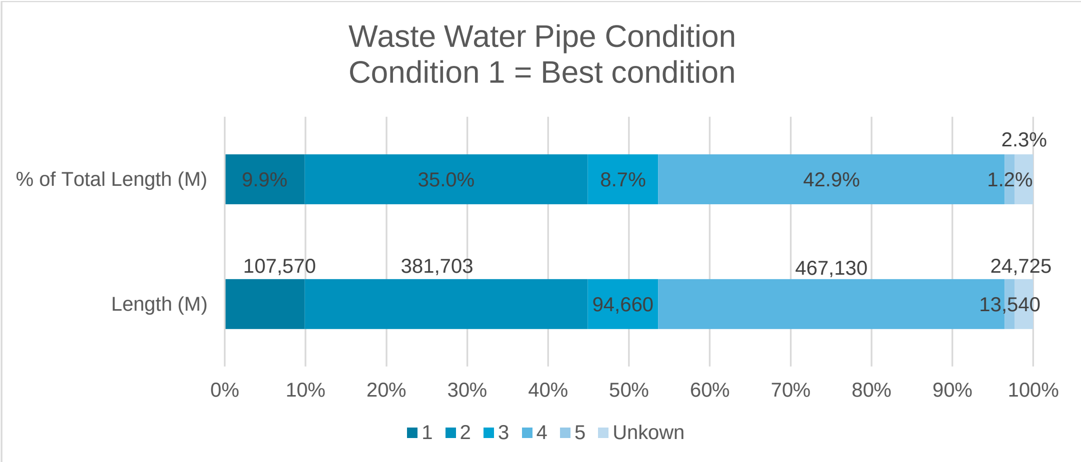


Figure 5: Wastewater Pipe Network Condition

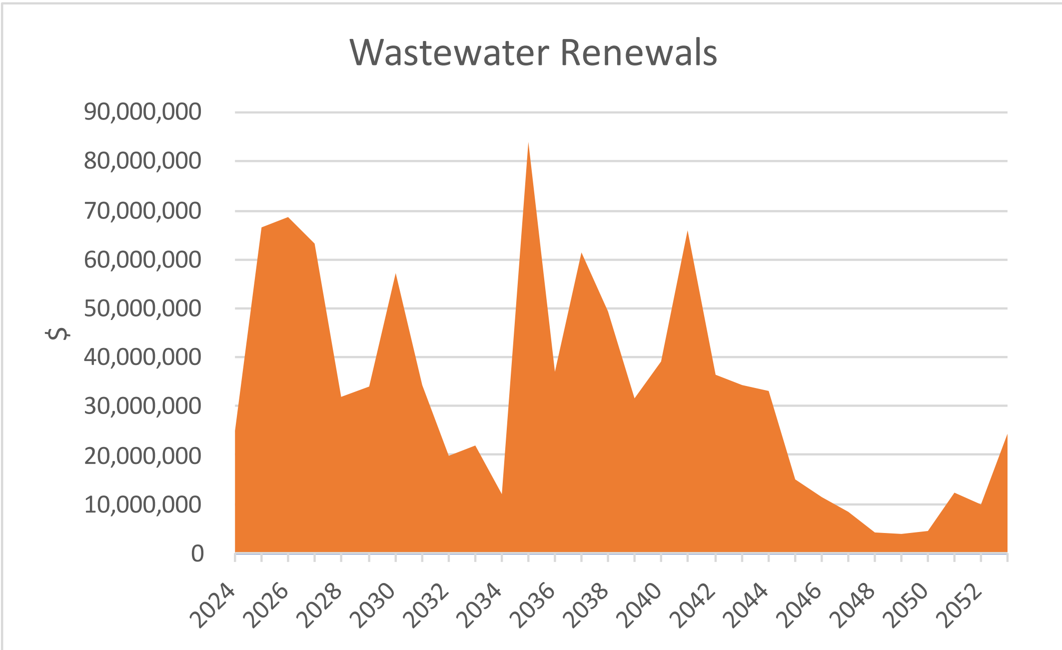


Figure 6: Wastewater Renewal Profile

Level of service and performance

The sewerage network delivers a good base level of service to households and businesses. Construction is under way on a new sewage sludge minimisation plant at Moa Point, which will improve levels of service when operational in 2026. Sludge is created through the processing of wastewater. The new facility will remove water and bacteria from the sludge and process it in such a way to reduce sludge volumes by around 80%. This means significantly less sewage sludge being landfilled, reducing costs of transportation and disposal. We are also actively look for opportunities to reuse the remaining organic matter which will remove even more organic waste from landfill.

While the waste treatment and disposal aspect of the service has received significant investment and levels of service will materially improve in the future, there remains some performance issues

42

with the network. The primary issue with the remainder of the network is overall age, condition, and capacity constraints in parts of the network. The legacy design of the network means that blockages or high rainfall events regularly results in wastewater overflows into the stormwater network and natural waterways, which creates public health risks and can cause compliance issues. Network capacity in parts of the city also constrains growth, however works have been planned and programmed for increasing the pumpstation and rising main capacities to cater for population growth.

See the Council's Annual Report for further information on levels of service and performance.

Key challenges

This activity group is affected by all the identified key challenges.

- **Population growth and changing demand** – The changing expectation for freshwater management means that regular overflow occurrences do not meet the new standards. Any waste discharge into freshwater is culturally offensive to Māori and mana whenua.
- An application for a global stormwater consent has been lodged with the relevant consent authority and it is expected that a decision will be made in 2025, which will inevitably require wastewater system upgrades.
- **Aging and declining condition of infrastructure** – More than 1,000 km of public wastewater network has been developed over the past 125 years and many parts of it are aged. The outdated legacy design, which involves redirecting wastewater to freshwater or stormwater during periods of high flows or blockages, presents a significant challenge in attaining the objective of preventing wastewater from entering freshwater sources. The wastewater system experiences regular blockages and overflows, posing both offensive and environmentally harmful consequences. The system is prone to overload during rainfall; it also leaks which allows stormwater ingress during wet weather and wastewater discharge during dry weather. This is known as inflow and infiltration (I&I) and has been an issue nationally for many years.
- **Mitigation and adaptation to climate change** – Climate change is leading to an increase in extreme weather events, including extreme rainfall events and landslips, which exacerbates wastewater overflows. Sea level rise and rising groundwater tables associated with climate change also have an impact on underground water assets. The Moa Point and Porirua Wastewater Treatment Plants are located outside flood inundation zones, meaning the key vulnerabilities in wastewater system are associated with infiltration of the pipe network.
- **Earthquake hazards and earthquake prone buildings** – The ground our three water assets are in are subject to earthquakes and other natural hazards which leaves them vulnerable to disruption. There was some localised damage of the wastewater network around the Port in 2016.
- **Affordability and deliverability** – The volume of work needed to keep pace with the aging assets and growth is unaffordable under the current funding environment. Furthermore, the capacity of the construction market to deliver is limited. Additionally, due to changing standards the requirements and costs for gaining resource consents is becoming more challenging and expensive.

Principal options

This activity and related solutions primarily contribute to the priority "*fix our water infrastructure and improve the health of waterways*." There is also a strong contribution to "*collaborate with our communities to mitigate and adapt to climate change*," and "*transform our waste system to enable a circular economy*." We will also take every opportunity to apply each of the strategic approaches.

The following shows how we have used the strategic priorities and applied the overarching principal options to identify specific options to address the key issues for this activity group.

- **Prioritising growth areas and changing demand** – Higher standards to meet for Wastewater Global Consent. At times of heavy rainfalls enter our wastewater network which often leads to wastewater overflows into freshwater or marine environments. This is a compliance and environmental issue which will be addressed in the new global consent which has been lodged by Wellington Water with the Regional Council. This new consent will result in more stringent consent conditions and will mean additional costs when improving the network to ensure our overflows are mitigated. Once finalised we will be in a better position to understand options around investment requirements, but it will likely require a holding tank to contain overflows within a key strategic part of the network. This is expected to be by 2024-2025 and will help to inform the next LTP. Assumptions have been made and included in the planning of the maintenance and renewals activities.
- **Targeting emissions reductions to the greatest gains and operational efficiency –** We have prioritised completion on the sludge minimisation facility to remove sludge from the landfill. We will also prioritise building capacity in the network to remove overflow into the stormwater system and improve the health or our waterways.
- **Grow our understanding of adaptation impacts and costs –** As we find and repair leaks in the wastewater pipe network, we will seek to understand the sea level rise issues and include any mitigation as we go.
- **Prioritising interventions and the work programme for affordability –** For operational and financial efficiency and overall affordability, we will prioritise repairing and replacing assets in very poor and poor condition and highest criticality.

Issues and options

Issues	Options	Decision Date	Delivery Timing	Costs	Risks and Implications
Aging assets and significant wastewater overflows The wastewater network is aging and will require prioritised renewals. During heavy rain events, stormwater gets into the wastewater pipes through inflow and infiltration, which can overwhelm the network and result in wastewater overflows.	Ongoing repairs to maintain the wastewater network. Prioritised renewals throughout the wastewater network Critical renewals include: • Eastern Trunk Main • Airport wastewater treatment triplicate interceptor • Pump station renewals	Ongoing annual investment will be required	2024/25	$52.9m	Raw sewage would enter the centre in a collapse. The Airport has started redeveloping the logistics centre and the risk collapse through construction is expected to increase. There is a contingency in place to pump sewage around the site if a collapse occurred, but this would be an OPEX cost to Council. As with the Eastern Trunk Main, the inside of one of the pipes at the airport is corroding and it is at very high risk of collapse. Collapse will result in sewage spilling out through the Airport and Kilbirnie in wet weather. Would be inefficient to renew this section in isolation of the other sections. Some procurement issues securing a contractor to do the work. Pump stations are critical assets that need a replacement plan to avoid asset failure. Failing to plan increases risk of wastewater overflows impacting the environment and public health. Pumpstations.
Carbon emissions and constraints on waste minimisation Our efforts to minimise waste and reduce carbon emissions at the landfill are hampered	This option was consulted on in the 2021 LTP and is currently under construction.	2021	2023-2026 Operational by June 2026	$400m	This is a significant step in our efforts to reduce emissions and move towards a circular economy.

by the requirement for wet sewage sludge disposal at Southern Landfill. The Sludge Minimisation Facility is under development which will remove residual water from the sludge, reduce its volume and render it inert and no longer a biohazard. It will reduce sludge volumes by up to 80%.					
Wastewater Treatment Plants are aging The Moa Point and Western Wastewater Treatment Plants require significant renewals as many of these assets are at the end of their useful life. Without renewal they are operating under a reactive approach and things are only fixed or replaced when they break. There is little redundancy in the system making repairs difficult.	Invest to meet compliance requirements (preferred). Invest to meet compliance and growth requirements.	2024	2024-2027	$72m over 3 years.	Reactive asset replacement results in an extend period of non-compliance, odour issues and impacts to water quality while design is completed, and parts are procured.

NOTE: Dollar amounts are indicative for out years and will be refined as more information is available and the implementation period draws closer.

Wastewater Activity Opex and Capex forecast

Year	Operating Expenditure[3]	Capital Expenditure
2024/25	100,671,933	182,106,249
2025/26	104,800,435	131,783,975
2026/27	119,666,894	79,117,859
2027/28	132,018,141	80,141,133
2028/29	137,665,468	62,508,479
2029/30	142,727,796	60,638,813
2030/31	148,721,822	54,069,772
2031/32	156,188,130	54,302,964
2032/33	161,885,373	55,784,534
2033/34	168,388,696	111,765,736
2034-2039	970,139,901	809,214,801
2039-2044	1,212,128,536	343,998,237
2044-2049	1,518,731,399	509,703,943
2049-2054	1,750,981,662	296,584,731
Total	**6,824,716,186**	**2,831,721,228**

Figures are inflation adjusted

[3] This includes the total cost of asset ownership including depreciation, Insurance and interest costs on top of the funding that we provide Wellington Water Limited.

Stormwater drainage

Historically, the purpose of our stormwater system has been to drain rainwater from homes, premises, and roads to prevent flooding that creates risks for public health and safety. The physical assets include pipes, culverts, and sumps, but the performance of the system is also highly dependent on overland flow paths, open channels and streams that carry the water around, rather than through individual properties, and enable the safe passage of stormwater when the pipe network is at capacity.

Streams have also been piped over time to enable the development of roads, buildings, and other city infrastructure. The stormwater systems around the city have been designed to a range of standards accommodate certain volumes of rainfall, meaning that some parts of the city are more prone to flooding than others.

Traditionally, stormwater has been about gravity drainage of rainwater. Increasingly however, it is also about water quality and environmental concerns, such as fish passage and a desire to 'daylight' pipes streams. This is a challenge to the traditional asset management approach.

A further challenge is the changing climate and sea level rise. The existing assets were not designed with these changes in mind, and therefore the stormwater network is increasingly unfit for purpose. Seawater intrusion is now significant, and we need a greater level of granularity to understand how to meet this challenge now and into the future. For example, we will need to pump more stormwater in future. The current setup was not designed as a pressurised network.

The existing stormwater systems discharge directly into the environment, but it is now recognised that stormwater is a source of contaminants that can impact on water quality and ecosystem health. Heavy metals (such as zinc and copper), hydrocarbons, sediments and nutrients enter the water from areas of urban development causing acute and chronic toxicity to the indigenous fish and invertebrates that once thrived in our city's waterways. Changes in flow during low to moderate rainfall can also cause erosion in streams, and the discharge of 'hot' stormwater in summer rainfall can be detrimental to downstream ecosystems.

Taken all together, the adverse environmental impacts of the stormwater system can extend through the entire stream system to the harbour, where sediments smother life on the seafloor. Wastewater that enters the stormwater system either through leaking wastewater pipes, constructed overflows from the wastewater network or illegal connections, creates a significant public health risk and prevents safe swimming in our streams or coastal waters following even moderate rainfall. It also impacts on the aquatic life and biodiversity of these water bodies. These matters need to be addressed in response to the National Policy Statement for Freshwater for the network to be compliant. This will require significant investment, including in nature-based urban environment solutions.

Asset overview

Our assets are valued (Optimised Replacement Value) at approximately $2,342 million as at 30 June 2023 and include:

- 729km of pipes
- 3km tunnels
- 2 Pump stations
- 28,000 fittings

Asset condition and lifecycle

15.5% of stormwater pipes network are estimated to be in poor or very poor condition. However, the level of confidence of this information is low, due to the lack of on-site condition assessment. This means that there is a high level of uncertainty in planning and forecasting maintenance and renewals.

Building assets are managed in SPM Asset Software. This includes individual asset records, asset registers, condition data, lifecycle analysis and reporting functionality.

Based on the desktop assessment and the VHCA work, an estimate of the relative condition of assets is shown in the figures below. This information underpins the approach to investment planning, asset management planning, asset renewals and infrastructure project delivery.

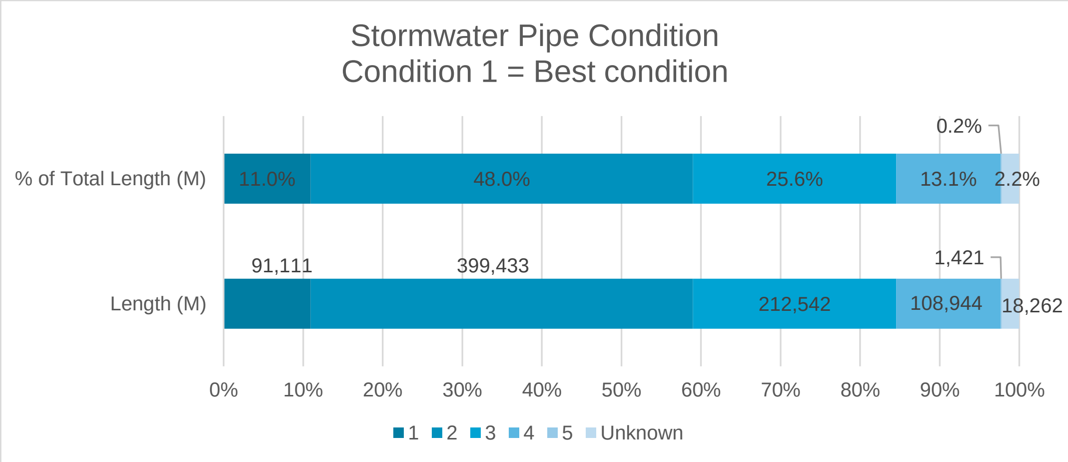


Figure 7: Stormwater Pipe Network Condition

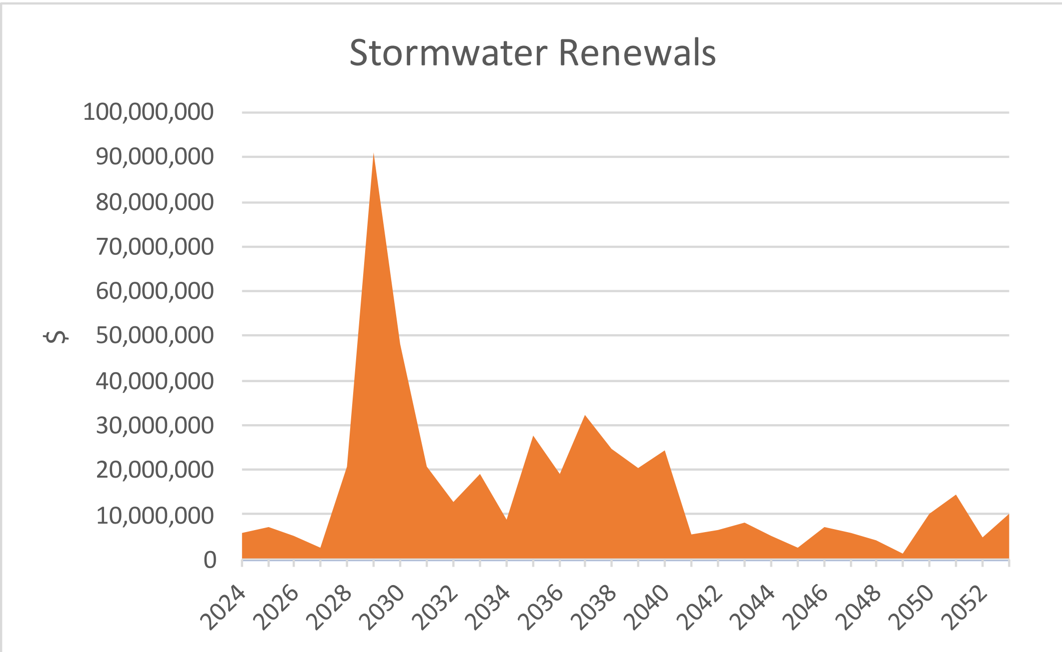


Figure 8: Stormwater Renewal Profile

Level of service and performance

The stormwater network, while old, still generally performs as designed. Stormwater is discharged into the surrounding natural waterways and then the harbour and sea. There are instances after rainfall events when stormwater is contaminated, and the sea and waterways become polluted resulting in some temporary closures. Environmental standards and community expectations around water quality have changed since the network was built and to meet those will require more education and improved infrastructure.

There are small number of areas in the city that are also impacted by flooding in high rainfall events. This is exacerbated when the rainfall events coincide with high tides. Climate change will result in more frequent high rainfall events in the city which means that additional investment will be required in the stormwater network over the next 30 years.

In high rainfall events stormwater enters the wastewater network causing overflows which impacts streams, the marine environment, and low-lying habitats.

Key challenges

This activity group is affected by all the identified key challenges.

- **Population growth and changing demand** – Where and how we design additional housing has a significant impact on our stormwater network and to some extent has been managed through our Proposed District Plan, using hazard mapping and requiring on-site containment. We know that Tawa suffers from extensive flooding due to its topography and overland flow path restrictions and that there is a lack of a capacity in the Porirua Stream. We also know that there are areas that are already flooding due to undersized pipes. New legislation will have an impact on the stormwater level of service. The Greater Wellington Region Council (GWRRC) Natural Resources Plan gives effect to the National Policy Statement - Freshwater Management via Whaitua te Whanganui-a-Tara (‘Whaitua’). This will in turn require improvements in and stormwater contaminants. The status quo will not satisfy these increased requirements. This links to our investment in wastewater and is a significant strategic driver of change across this sector. Green infrastructure will also need to be factored in more to help manage stormwater runoff in terms of quantity and quality.
- **Aging and declining condition of infrastructure** – The stormwater system was designed for weather patterns that at that time did not consider global warming and sea level rise, as it was not on the radar. Future investment will need to ensure that stormwater pipes are appropriately sized to accommodate changing needs.
- **Mitigation and adaptation to climate change** – Stormwater is closely linked with roading, flooding and land use. With climate change, stormwater management is likely to be a constraint on the future shape of Wellington. The challenges with managing stormwater are expected to increase over time as the frequency of heavy rain events increases, sea level rise makes it more difficult for stormwater to discharge, and as growth and intensification reduces ground permeability and impacts on overland flow paths. Historically, our stormwater planning has not been cognisant of climate change challenges such as more intense rainfall and sea level rise. Our stormwater outlet systems are becoming less effective within our harbour due sea level rise within low lying land.
- **Earthquake hazards and earthquake prone buildings –** The ground our three water assets are in are subject to earthquakes and other natural hazards which leaves them vulnerable to disruption. Several earthquakes have also contributed to damage of many assets.
- **Affordability and deliverability –** The volume of work needed to keep pace with the aging assets and growth is unaffordable under the current funding environment. Furthermore, the capacity of the construction market to deliver is limited. Additionally,

due to changing standards the requirements and costs for gaining resource consents is becoming more challenging and expensive.

Principal options

This activity and related solutions primarily contribute to the priority "*fix our water infrastructure and improve the health of waterways*." There is also a strong contribution to "*collaborate with our communities to mitigate and adapt to climate change*." We will also take every opportunity to apply each of the strategic approaches.

The following shows how we have used the strategic priorities and applied the overarching principal options to identify specific options to address the key issues for this activity group.

- **Prioritising growth areas –** We will prioritise investment in stormwater filtration and flood protection in conjunction with or ahead of transport infrastructure investment, public realm upgrades or housing development.
- **Targeting emissions reductions to the greatest gains and operational efficiency –** For operational efficiency, we will prioritise investment in stormwater filtration and flood protect in conjunction with or ahead of transport infrastructure investment, public realm, or housing development.
- **Grow our understanding of adaptation impacts and costs –** We will focus on understanding where the greatest flooding risks are and prioritise investment in nature-based solutions and flood containment in those areas. We will continue working with Wellington Water to better understand our current risk exposure to coastal hazards, and how adaptation planning can be integrated into renewals.
- **Prioritising interventions and the work programme for affordability** – We will prioritise repairing and replacing assets in very poor and poor condition and highest criticality.

Issues and options

Issues	Options	Decision Date	Timing	Costs	Risks and Implications
Aging assets and level of service Council's existing asset infrastructure is aging and becoming less reliable resulting in decreasing levels of service and increased reactive interventions Wellington's population is growing and demands on infrastructure are increasing, resulting in greater investment required to maintain levels of service.	Do nothing– not renewing core infrastructure assets does not meet Council's statutory obligations. Selective renewal – choosing not to renew assets due to a change in demand, level of service or the asset is no longer needed. Prioritised renewal – based on condition assessments indicating sufficient life remaining in an asset to maintain levels of service. (Preferred)	Ongoing annual investment will be required	2024/25	$3.7m	Prioritised renewal based on condition assessment is an effective way to manage a network.
Resilience to natural hazards Wellington's stormwater infrastructure faces growing issues associated with climate change impacts including sea level rise (as well as sinking vertical land movement along much of Wellington's harbour and South Coast), storm surge and inland flooding. The exposure to these	Strategic decisions on how we address climate related risks and adaptation are needed before options for each location can be identified.	TBC	TBC	TBC	Climate related risk is a consideration for resilience and growth aspirations. A coordinated strategic approach is needed.

issues is exacerbated by earthquake/liquefaction events.

NOTE: Dollar amounts are indicative for out years and will be refined as more information is available and the implementation period draws closer.

Stormwater Opex and Capex forecast

Year	Operating Expenditure[4]	Capital Expenditure
2024/25	47,164,269	3,721,115
2025/26	48,239,708	3,789,440
2026/27	51,270,213	13,323,494
2027/28	54,219,999	7,813,959
2028/29	57,157,278	11,546,955
2029/30	60,193,577	26,641,005
2030/31	63,395,934	57,854,535
2031/32	67,121,363	53,406,632
2032/33	70,537,950	17,463,525
2033/34	73,939,191	13,085,681
2034-2039	415,796,872	317,706,192
2039-2044	533,972,539	147,570,290
2044-2049	689,579,850	228,491,484
2049-2054	883,486,524	158,236,103
Total	**3,116,075,266**	**1,060,650,410**

Figures are inflation adjusted

<u>A further note on mitigation and adaptation to climate change.</u>

This will become more of an issue for us in the stormwater space due to low lying land, increasing rainfall and need to protect overland flow paths. There could be a cost of between $1.83 billion to $763m over the 30-year horizon. There are well known flooding issues in Tawa due to lack of existing capacity, restricted overland flow paths and flooding from the Porirua Stream. Flooding also exists in Johnsonville, CBD and Newtown.

Between now and the next LTP we need to:

- Develop A WCC strategy for addressing climate adaptation and resilience (for example managing sea-level rise).
- Investigate more non-engineered solutions such as minimum floor heights, blue green solutions such as daylighting streams and other measures to reduce run off and store flood flows in dual use locations eg: parks.

Delaying significant stormwater work presents a risk of diminishing return on stormwater mitigation solutions due to climate change effects. For example, for a 50-year return period for flood mitigation control may equate to a much lower return period of control in the future.

[4] This includes the total cost of asset ownership including depreciation, Insurance and interest costs on top of the funding that we provide Wellington Water Limited.

Waste

Strategic direction

Our modern way of living, dependence on resource use, and unsustainable practices are causing environmental harm. In 2021 Wellingtonians disposed 418kg of waste per person. As a city, this is in the midrange for waste per person compared to other cities in NZ and internationally.

We have recently published a Zero Waste Strategy, defining our role in waste, and recognising the need to set a pathway for intergenerational sustainability, design waste and pollution out and keeping resources in use for as long as possible. We also work with other councils in the region and jointly developed a Regional Waste Management and Minimisation Plan. Our strategy and the regional plan both outline a shift from managing waste to preventing waste, reuse of resources and recycling and is aligned to the Ministry for the Environment's Waste Strategy.

Efforts to achieve our objectives have been hampered by the sewerage waste being disposed into the landfill, with a condition that sludge must be mixed 1:4 with solid waste for stability. Last LTP we consulted on options to manage sludge differently. We are now building a sludge dewatering plant which will remove at least 80% of sludge to the landfill, and there are potential opportunities to make use of the organic waste product that may eliminate sludge in the landfill altogether. To invest in this facility quickly, the council has utilised the Infrastructure Funding and Financing (IFF) tool.

This enables us to focus on removing other waste types from the landfill:

- Organic waste
- Construction and demolition
- Plastics, packaging, and consumables.

Asset overview

Our assets are valued (Optimised Replacement Value) at approximately $54.9 million as at 30 June 2023 and include:

- The Southern Landfill
- Capital Compost (composting facility)
- The Tip Shop and Recycle Centre

Critical assets have been identified at the landfill based upon impact to the provision of the landfill as a service, as well as economic, social, cultural and environmental impacts. These critical assets include the following:

- Landfill Access Road
- Leachate Collection System
- Stormwater Control System
- Weighbridge and Associated Software
- Landfill Tunnel

Asset condition and lifecycle

Overall data confidence for the Solid Waste portfolio is rated as "C - Medium". Whilst recent condition assessments have provided visibility of the built section of the portfolio, there is missing information for plant and equipment and infrastructure in a structured format. Knowledge of the condition of these assets is largely known – and associated renewal costs planned for, however this information does not exist in an asset information system.

Asset data pertaining to the Solid Waste portfolio is maintained primarily within WCC's Asset Management Information System. Plant and Equipment and Infrastructure assets are recognised as an unknown condition, noting that there is an improvement plan to better capture this data.

The condition of known assets is primarily in the average to very good range, with only 4% of these assets rated as poor to very poor. 58% of these assets are expected to have in excess of half of their useful lives remaining before renewal is required.

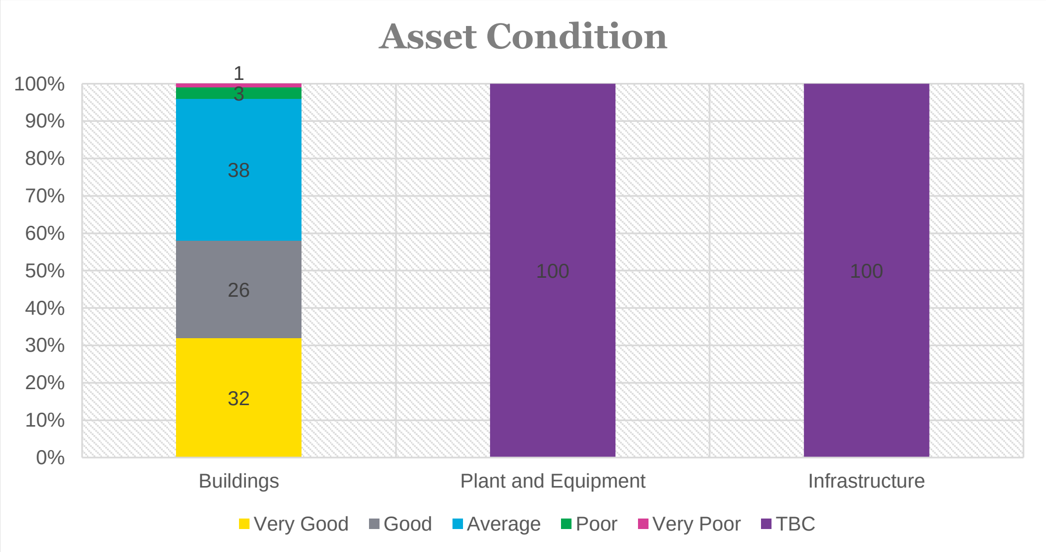


Figure 9: Solid Waste Asset Condition

How we forecast Asset renewals

Renewals of assets within the solid waste activity are driven from data, and BU knowledge. Recent comprehensive condition assessment of the vertical infrastructure provides real confidence in forecasting renewals based on age and performance and is reflected in the financial forecasts for the business. Plant and infrastructure (principally access roads and the landfill) are forecasted by the BU within this LTP based on working knowledge and the requirement to continue service. Detailed lifecycle forecasts are captured and provided in the financial section of the Asset Management plan and summarised in the financial section of this document.

Asset Lifecycle

Asset lifecycle analysis has been undertaken for the built portfolio of the landfill, with both an unconstrained and constrained approach, to determine the level of risk in deferring renewals. The constrained scenario is based upon funding 75% of required renewals from 2024 until 2034, with any deferred renewals over this period to be funded and spread across years 2034 to 2044. The level of risk associated with deferral of these building related renewals is considered to be low, with the majority of assets still remaining within an average to very good condition rating across the deferral period as illustrated in the two expenditure scenarios below. However, there are some key assets that are significant items that must be appropriately funded. These have been funded at 100% - Carrey Gully tunnel ($9m) and compost screen ($300k) and compost shredder ($700k).

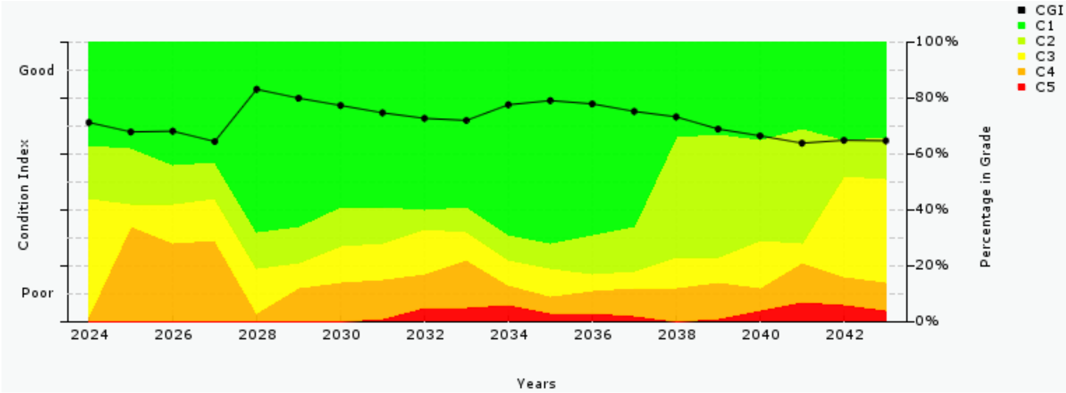


Figure 10: Solid Waste 20 Year Asset Lifecycle Analysis – Unconstrained Expenditure

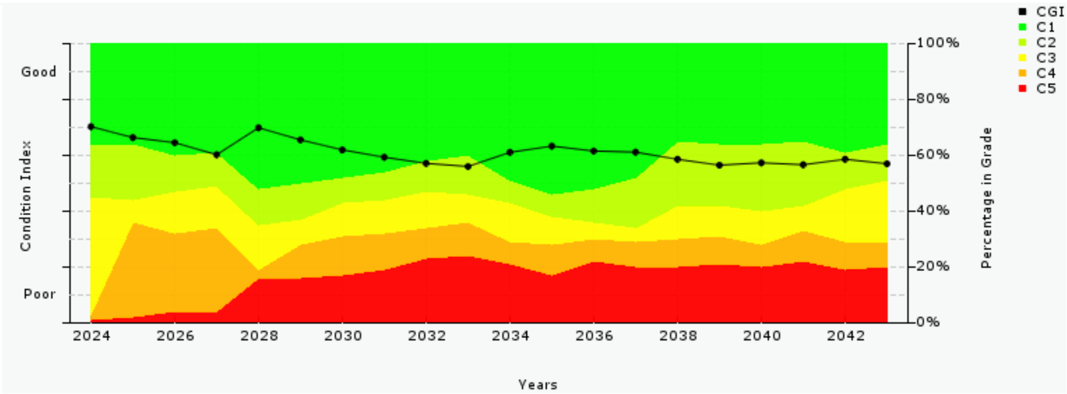


Figure 11: Solid Waste 20 Year Asset Lifecycle Analysis – 75% Constrained Expenditure

Level of service and performance

Over two thirds of Wellingtonians are satisfied with recycling and waste collection services. The current service is supported by the Southern Landfill, a gas capture system that is performing well, a composting facility, and the recycling centre and tip shop. While the existing service and assets are performing well, Council's Zero Waste Strategy proposes a higher level of service for Wellingtonians for the future that removes organic waste, construction and demolition, and plastics, packaging, and consumables from the landfill. This will require a different approach to waste. The funding model needs to be updated, and additional investment will be required for new facilities. The enhanced level of service will be a key issue in the 2024 Consultation Document.

Council's role

The Council has a legislative role to manage and minimise waste. This activity is inextricably linked to national regulations. We cannot just set bylaws to stop businesses producing waste, we must take collective ownership of the problem and support businesses and residents through a hierarchy of interventions, as illustrated.

These assets enable provision of waste disposal services, and services enabling the diversion of waste from landfill. Council contractors and private operators provide kerbside collection services.

We also raise awareness on how to avoid waste, and we fund businesses to implement change that reduces their waste creation or contributes to the circular economy.

Key challenges

This activity group is affected by all the identified key challenges.

- **Population growth and changing demand –** The city's population is growing which will place greater pressure on the existing waste system in the years ahead.
- **Mitigation and adaptation to climate change –** Community expectations are changing and want a system that is international best practice and supports them to be more environmentally sustainable. Approximately 80% of the Council's emissions are from the landfill, so focusing on removing decomposing waste is key to reducing our emissions. To achieve that we need to shift from a model that manages waste to a system that enables people to avoid waste going to the landfill in the first place.
- **Affordability and deliverability –** The processes and infrastructure are not in place to deliver our ambition to achieve a circular economy. It is expensive to invest in residual waste processing and disposal options. Big waste asset investments are needed at a time where both the council and the community have affordability constraints.

Principal options

This activity and related solutions primarily contribute to the priority *"transform our waste system to enable a circular economy*." There is also a strong contribution to "*improve the health of our waterways*." We will also take every opportunity to apply each of the strategic approaches.

The following shows how we have used the strategic priorities and applied the overarching principal options to identify specific options to address the key issues for this activity group.

- **Targeting emissions reductions to the greatest gains and operational efficiency –** As per our Zero Waste Strategy, we will focus our efforts on reducing waste, by investing in plant and infrastructure that reduces waste, particularly organic matter.
- **Grow our understanding of adaptation impacts and costs –** As residents and businesses become more capable of functioning without private vehicles, alternative was to enable access to recycling and waste management facilities becomes even more important. We will prioritise ensuring we have the right collection models to support the changing city.
- **Prioritising interventions and the work programme for affordability –** We have prioritised waste management and minimisation activities that avoid, reduce, and repair, repurpose and recycle. Where available we will seek central government funding that enables this transition.

Issues and options

Issues	Options	Decision Date	Delivery Timing	Costs	Risks and Implications
Organic waste There is increasing community expectation that councils provide organics waste solutions for households and businesses, to help reduce emissions and improve environmental outcomes. Organic waste contributes significantly to landfill emissions. We do not currently collect organic waste and have no local bylaws placing expectations on our residents. Not everyone can compost their organic waste in place. To address this, local authorities can intervene by investing in facilities to process organics on a large scale and	Investing in large scale organics processing, supplemented by local community composting (preferred). Do nothing	2024	Design – 2025 Delivery – 2025-2027	$3m $23m	Difficult to acquire suitable land. Collection service will also need to be reviewed to support the service. We will need to utilise funding options from central government to deliver required system changes. We will need to get commercially savvy with investments in waste solutions.

54

then sell the nutrient rich products to support local food production, nature reserves, parks, gardens, and other green spaces. A business case is in progress to identify options for processing organics. Decision for progressing investment needs to be made in 2024.					
Managing waste and servicing businesses and communities as we intensify the city. We currently only offer a rubbish bag and recycling bag or bin collection for residents, plus glass crates. The current system does not sufficiently separate different waste types. A decision is needed in 2024 and cannot be made without the organics waste decision first.	A new waste system that provides a broader range of bins for collection of waste, cardboard, plastics, cans, glass, and organics to allow for improved separation of waste (preferred). Do nothing	2024	2024-2026 2039-2041	$10m $15m	The design of the new collection system needs to manage safety and accessibility and enable contractors to collect the bins effectively. Multi-unit developments will need careful consideration. This is further complicated with the wind and topography of Wellington making it a difficult challenge. The proposal to introduce a container return scheme (CRS) in New Zealand has been paused with no clear timeline for finalising the scheme design. Any decision about future collection services should consider the flexibility to respond to the potential introduction of a CRS.
Construction and demolition waste Construction and demolition waste can include timber, concrete, glass, steel, brick, packaging, metal, plasterboard, and other items. While it only makes up 7% of the Southern Landfill disposal, there are other commercial landfills taking the bulk of this resource in Wellington. Construction and demolition waste makes up 40–50% of New Zealand's waste. Construction and demolition landfills in Wellington are reaching capacity, and a large volume of construction and demolition waste is unnecessary. We lack the regulation and infrastructure to support materials separation and processing at scale. Landfilling construction and demolition waste contributes to carbon emissions and is a seen as a waste of materials. Reuse and recycling can significantly contribute to the prevention of the need for new materials. We do not see the council being the key operator in this space. However, if the market does not provide this WCC will need to work with other councils and private operators across the region to provide a solution.	Supporting commercial entities to start up, through regulations, brokerage, and land zoning.		N/A		Assumes commercial viability, and no significant capital investment from the Council.
Plastics, packaging, and consumables Plastic, textiles, paper, cardboard, and e-waste make up a combined 20.6% of waste to the Southern Landfill. All this waste could be re-used, repaired, repurposed, or	Supporting commercial entities to start up, through regulations,		N/A		Assumes commercial viability, and no significant capital investment from the Council.

recycled. However, we do not currently have sufficient infrastructure to enable this. With higher community expectations council is looking to the market to provide the necessary infrastructure in the future. A decision is needed by 2030.	brokerage, and land zoning.				
Lack of cleanfill capacity Wellington regional has limited cleanfil capacity and new options are essential. Options could include partnerships, or leases to private contractors. Commercial establishments typically own cleanfill. WCC has commenced a cleanfill However as there is limited capacity this a short to mid-term solution. If the market does not provide a solution, the Council will need to consider further intervention options by 2025.	Supporting commercial entities to start up, through regulations, brokerage, and land zoning.		N/A		Assumes commercial viability, and no significant capital investment from the Council.
Long term landfill capacity Growth in population and economic activity is likely to drive up overall household waste generation. We need to actively pursue interventions that avoid waste generation, and enable repair, repurposing, reusing, regenerating, and recycling, as per our Zero Waste Strategy. However, we will continue to need safe disposal of items such as hazardous waste. Our current landfill is consented until June 2026 and will be reaching capacity by then. In the short term, in addition to removing sludge from the landfill, we have taken the decision to extend the current landfill providing capacity beyond 2026. However, in the longer term there is likely to be the need for additional landfill capacity.	Southern Landfill Extension Piggyback Option (SLEPO) Parts A-D will provide 2.2 million cubic metres of landfill capacity, sufficient for 20 years at current rates. Parts A & B, approved by Council in February 2023, to be consented, constructed and operational by June 2026	2023 TBC	Parts A&B 2022-2028 Parts C&D timing tbc	$36 million Parts C&D will require additional funding - costs tbc	Monitoring of capacity will be ongoing. We will require a decision for future capacity needs by 2029/2030 Capital funding of $54.5m to extend SLF is provided for in the LTP, Parts A&B will cost $36M. Timing for Parts C&D to be confirmed and subject to future funding approval
Carey's Gully tunnel strengthening A tunnel runs north to south underneath the Southern Landfill, channelling water from Carey's Gully stream upstream of the landfill under the landfill before discharging it downstream meeting Owhiro stream. With the decision to extend landfill capacity via SLEPO, rather than extend the Southern Landfill further into the gully, this tunnel will be required in perpetuity, and it has been identified that work is required to ensure the tunnel meets static and seismic resilience requirements.	Tunnel strengthening works are being designed and costed, and will be finalised following a detailed survey of the tunnel, scheduled for December 2023 Option for taking at 75% renewals reduction is not available for this asset.	2027	Timing tbc	Estimated $9 million	Included in LTP and will be funded via closed landfill provision ($2.4M). The balance of the $9m has been signalled as a costs pressure in the AMP. The $9m is an indicative cost estimate provision only. The detailed cost will be determined in 2024 once further tunnel investigation and detailed design works have all been completed. Tunnel strengthening works and the timing of this will be a condition of the SLEPO resource consent.
High cost of waste asset maintenance and renewals The current renewal requirements are substantial and cannot be fully funded if the Council is to operate within the limits identified in the	For affordability, reduced funding in years 1 to 10, resume to 25% from year 11 to 20. (Preferred)	2024	2024-34 2034-44 2044-54	$14.1m $5.5m $7.5m	Deferring 25% of renewals does carry some risk. This will be managed through prioritising where the greatest need is, such as safety and compliance.

56

Financial Strategy. Funding waste asset renewals targeted 75% of unconstrained budget for years 1 to 10.					Carrey Gully tunnel (refer above) and compost screen ($300k) and compost shredder ($700k) have been fully funded.
	Fully fund renewals	2024	2024-34	$18.8	
			2034-44	$7.3m	
			2044-54	$10m	

NOTE: Dollar amounts are indicative for out years and will be refined as more information is available and the implementation period draws closer.

Waste Activity Opex and Capex forecast

Year	Operating Expenditure	Capital Expenditure
2024/25	35,594,964	9,367,607
2025/26	37,011,212	30,955,060
2026/27	51,365,404	12,964,528
2027/28	52,988,158	12,063,364
2028/29	53,180,953	7,838,838
2029/30	55,055,648	5,059,459
2030/31	57,184,264	5,438,921
2031/32	59,007,813	6,951,295
2032/33	60,851,533	7,181,157
2033/34	62,422,029	7,521,200
2034-2039	360,770,058	36,797,627
2039-2044	394,358,685	40,403,120
2044-2049	429,116,424	43,096,758
2049-2054	385,780,914	25,888,273
Total	**2,094,688,059**	**251,527,208**

Figures are inflation adjusted

Land Transport

Strategic direction

Transport plays a significant role in shaping what the city is like to live and work in as well as visit – and is a significant contributor to overall quality of life. Our streets are our most significant public spaces and account for almost 50% of the Central City space. Our city is growing which places increasing demand on our transport system and space. Our physical environment is constrained, and we cannot build our way out of this challenge by adding more roading capacity. Our biggest challenges are how to move more people around the city with fewer vehicles and to make sure that our streets are attractive places for people to move through and spend time in.

One of the key mechanisms to help develop a transport system for the future has been to prioritise active and public transport modes over the private vehicle which is essential for Wellington City to:

- Reduce our carbon emissions by increasing mode shift away from reliance on private vehicles.
- Greater liveability, including enhanced urban amenity and enables urban development outcomes.
- Build resilience and adaptability to reduce disruptions and future uncertainty.
- Have a more efficient and reliable transport network.
- Improve road safety for all users.

The transport activity has historically been subsidised by approximately 51% through The New Zealand Transport Agency (NZTA) approved programmes. Investment in transport therefore must align to both our own strategies, and to the Government Policy Statement on Land Transport and the Regional Land Transport Plan. Alignment is important to achieve funding approvals. Changes in government often results in swings to different policy settings, resulting in the need to rethink or rephase our investment activities. There is a strong investment focus on optimising investments over time and decisions based on achieving long-term value for money.

The transport network is connected to the regional and national transport network, and we must also work closely with our neighbouring councils and NZTA to coordinate our investments.

Wellington's local transport network is on difficult terrain – it is steep, winding with lots of tight corners, narrow, old and is exposed to extreme natural events such as earthquakes, slips and storms.

The Council adopted the Sustainable Transport Hierarchy together with Te Atakura, which places walking, cycling and public transport as the top of the transport hierarchy for the city. To implement this and reduce our carbon emissions, the city's transport upgrade programmes and projects focus on system change to enable active and public transport solutions. The ongoing maintenance and renewals programmes are increasingly incorporating build back better initiatives where possible to complement this changing focus. We are committed to the mode shift programme, as it is integral to better outcomes for the environment, community, and economy.

Asset overview

Our assets are valued (Optimised Replacement Value) at approximately $2,494 million as at 30 June 2023 and include:

- 904km of footpaths
- Over 19,000 streetlights
- 3755 structures
- 700km roads
- 40km bike lanes

- 2km bridges and tunnels
- 200 seawalls
- 8km bus priority lanes

Asset condition and lifecycle

Data confidence for the Transport portfolio is rated as "A - Very High" There is a minimal level of uncertainty with recent and ongoing assessments of data taking place for the entire portfolio. The dataset is maintained and audited regularly and is in line with national standards and expectations for NZTA.
Asset data pertaining to the Transport Portfolio is maintained within WCC's Transport Asset Management System RAMM. The data has been aggregated into common groupings representative of the primary services they deliver across the network.

How we forecast Asset renewals

Renewals of assets within the Land Transport activity are driven from data and through the use of modelling combined with criticality (lifelines for example) and level of service required. The RAMM database is continually updated with network inspections and work completed. The modelling is field verified to validate the program of work. Programs are considered under a whole of life cost model which is currently overlaid by budget constraints. Budget constraints can lead to higher overall cost as we are effectively moving investment into later years. Lower renewals generally means an increase in maintenance in future years. The confidence in our data allows the Land Transport team to schedule maintenance and renewals with confidence and accuracy to meet the networks' needs. Lifecycle forecasts are captured and provided in the financial section of the Activity Management plan and summarised in the financial section of this document.

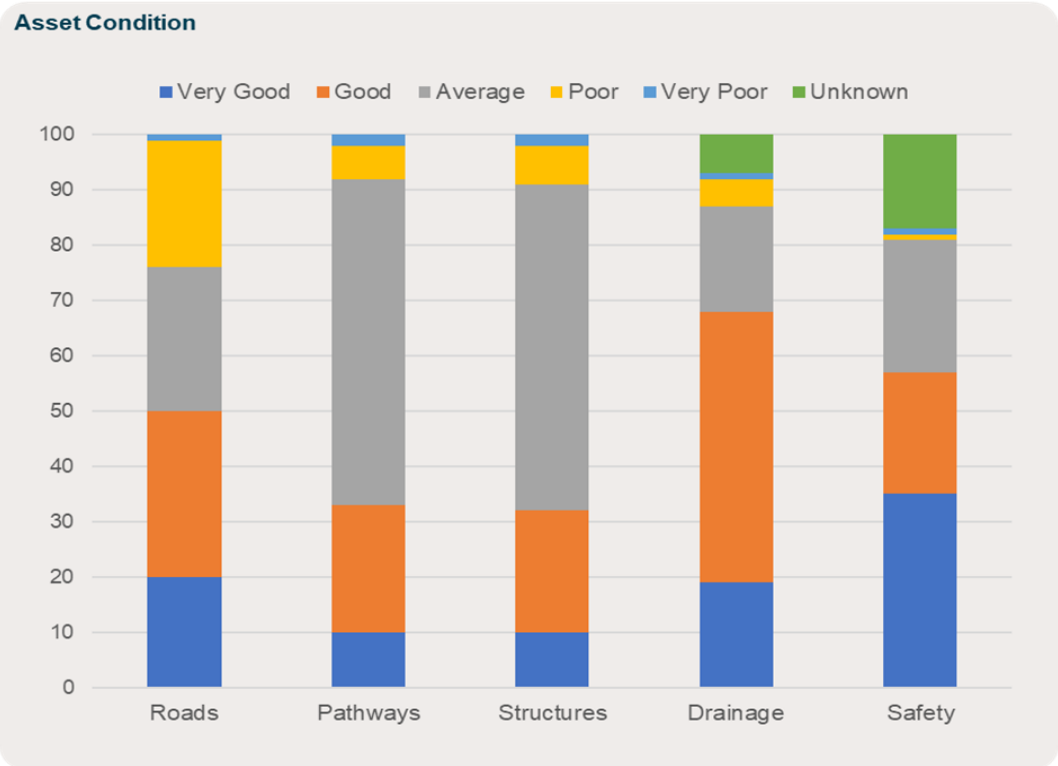


Figure 12: Land Transport Asset Condition

Across transport network assets the Council has high confidence in the quality of information of asset condition and its ability to prioritise renewal spending where the greatest need is, such as, safety, resilience, connectivity, and mode shift. In addition to prioritisation, transport delivery are able to seek value for money options through good procurement practices and review programme options for more cost-effective options and partnering with suppliers. For each asset within transport, choices have been made to balance this budget. Overall, the 75% renewals target was not able to be achieved in transport.

- Road Surface – Overall condition of the road surface is good, and a reduced funding level can be managed, accepting some deterioration, and increased safety risk.
- Pavement – Taking 75% approach to the pavement condition presents a high safety risk, and the decision has been taken to invest at 100% to maintain the asset and safety is not compromised. The damage being caused by heavy vehicles and the double decker buses was also a factor.
- Footpath – There is a small increase in trip hazards, but safety can be maintained at a reduced funded renewal programme. A trend of underspending has also been factored in.
- Drainage Assets – Ineffective flood management would occur with a reduced renewal reduction, so the decision has been taken to fully fund drainage asset renewals.
- Structures and Structural components – There is a need to improve the asset condition of structures, however there is some concern about the confidence in delivering an increased programme. A middle ground has been taken to maintain asset condition, without compromising safety or seeing a reduction in levels of service. The priority of the funding is on resilience.
- Traffic Services Assets - A full reduction in budget would result in increased safety risks and deteriorating condition. A middle ground was agreed with these assets.
- Cycleways – A significant reduction in cycleway renewals was agreed, accepting a deteriorating condition and increased safety risk.

Level of service and performance

At a high level, the city’s transport system is generally performing adequately from safety and accessibility perspectives. Asset condition is acceptable with investment based on known parameters. Many of the monitored levels of customer satisfaction are showing a slow downward trend but this runs counter to asset condition which for many assets is stable.

Wellington is a compact city where cycling and walking are a preferred travel mode for a dedicated segment of the community for shorter trips. Public transport, delivered through an extensive bus network commissioned by the regional council, combined with trains to the north is a vital transport mode for many commuters. Capacity and reliability have impacted the bus service, but reliability and patronage is increasing again post Covid.

Travel times are modest outside peak congestion times, and the traditional congestion periods are more muted with greater take-up of working from home and flexible working arrangements in recent years (circa 15 percent of the city’s workforce works from home per weekday).

As a city with a growing population, and limited space, we must make best use of existing transport corridors to accommodate population and business growth. Investment is planned for the cycling, walking and public transport networks to accommodate this growth and meet our city liveability and carbon goals.

Council’s role

Our role is to provide the infrastructure necessary for people to participate in economic, social, and cultural activities. We must do this while protecting and enhancing the natural environment. To achieve this our role extends to:

- Planning, delivering, maintaining and operating our transport system.

- Developing the transport network to meet future needs of the city.
- Supporting the city's public transport network by providing space for the network to run efficiently and encouraging people to use it.
- Ensuring our transport network is safe for all users by making ongoing improvements and educating and promoting safe behaviours.
- Enhancing the attractiveness of walking or cycling around the city, through urban design, planting, new infrastructure, and promotion of active transport.
- Monitoring different modes of transport, understanding barriers to change, and making it safer, easier, and more enjoyable as well as convenient to walk, cycle and use public transport.

Key challenges

This activity group is affected by all the identified key challenges.

- **Population growth and changing demand –** Growing traffic congestion and unreliable travel times are an issue. Population growth adds to this problem, especially if we do not provide more efficient ways for people to move around the city and region. Intensification of housing will support reducing the need to travel. But travel is a response to how the city is configured and those outer areas will continue to need to travel by vehicles due to the distance. This configuration is also a contributing factor to sedentary lifestyles and poor public health outcomes. Mode shift is a key response to this challenge, but capital projects cause major disruption and some parts of the community challenge the changes. Furthermore, investment in safety interventions is not yet leading to an overall reduction in harm.
- **Aging and declining condition of infrastructure –** The main issue with aging infrastructure is related to structures. This is the biggest asset value in our transport network. This includes retaining walls, bridges, and tunnels. This does mean an increasing need for investment over the next 10 years.
- **Mitigation and adaptation to climate change –** The transport sector is a significant contributor to greenhouse gas emissions, primarily from burning fossil fuels in vehicles. Combustion engines also emit air pollutants such as particulate matter and nitrogen oxides which have adverse effects on human health and the environment. Climate change is associated with extreme weather events, posing a threat to infrastructure – coastal roads are at risk of erosion and flooding due to more severe and frequent weather events. These impacts affect planning and maintenance, where stormwater needs alternative management options, and roads, bridges and retaining walls become vulnerable to slips. We need to achieve emissions reductions while managing growth.
- **Earthquake hazards and earthquake prone buildings –** Wellington's natural hazards are well known and a major challenge for the city and its infrastructure. The topography of the natural environment and the cut-fill built environment can result in slips, flooding, and liquefaction issues. This can result in disruptions during weather and seismic events. There are also additional costs associated with clean-up after any events as well as proactively making our transport network and associated infrastructure more resilient. The topography and small number of routes available to some areas of the city also creates vulnerability.
- **Affordability and deliverability –** All these challenges result in increased costs for management and maintenance of our transport network. The current market is very constrained which has resulted in costs escalations. Delivering on commitments in a resource constrained environment can impact response times for some services and customer satisfaction around levels of service. This is requiring more effort from staff to respond to reactive issues.

Principal options

This activity and related solutions primarily contribute to the priority *"transform our transport system to move more people with fewer vehicles*." There is also a strong contribution to "c*ollaborate with our communities to mitigate and adapt to climate change*," "r*evitalise the city and suburbs to support a thriving and resilient economy and support job growth*" and "*celebrate and make visible te ao Māori across our city*." We will also take every opportunity to apply each of the strategic approaches.

The following shows how we have used the strategic priorities and applied the overarching principal options to identify specific options to address the key issues for this activity group.

- **Prioritising growth areas –** Transport improvement projects are prioritised in accordance with the spatial plan priority growth areas. This is to enable housing growth and densification while maintaining levels of service for transport access.
- **Targeting emissions reductions to the greatest gains and operational efficiency –** Transport is a significant contributor to climate emissions. We will focus our efforts on improvements that enable low or zero emissions transport, which also deliver operational efficiency. This means prioritising public transport, cycling, and walking infrastructure.
- **Grow our understanding of adaptation impacts and costs –** As we invest in infrastructure improvements, new infrastructure and our maintenance and renewals, we will seek to understand the issues for the area and incorporate adaptation measures.
- **Prioritising interventions and the work programme for affordability –** Our investments will take a combined approach from managing demand, and optimising what we have, to investing in new infrastructure. We will prioritise public transport by investing in bus priority infrastructure. Public transport and active modes will be prioritised in and around the city and town centres to support economic vibrancy and ease of access. We will ensure we have considered all options and are investing cost-effectively.

Issues and options

Issues	Options	Decision Date	Delivery Timing	Costs	Risks and Implications
Supporting mode shift, improving safety, and reducing vehicle kilometres travelled The physical transport network in Wellington is constrained due to topographical features of the area and this has guided housing construction. North/south connections are the dominant travel connections in Wellington with a shortage of east/west connections. This creates congestion chokepoints resulting in uncertain travel times for public transport, freight, and private vehicles. Additionally, public transport is not an efficient option for many journeys, so cars remain the most practical mode of travel for many journeys. A key method to reduce congestion is to encourage walking, cycling and public transport, but these options are often not seen as safe enough to be a real option.	Housing densification – enabled by the District Plan (non-asset solution underway) (part of preferred approach – integrated land use planning)	District Plan to be adopted in 2024	-	-	District Plan: Commissioners make significant changes to the Proposed District Plan through their decisions.
	Demand Management – behaviour change programme (non-asset solution, ongoing) (part of preferred approach – managing demand)	ongoing	2024-34	OPEX – ongoing funding through LTP at $0.4, pa	Demand management: lower levels of infrastructure investment may result in it making more challenging to encourage behaviour change.
	Improved cycleways network to support active travel and bus priority	ongoing	2024-34 2034-44 2044-54	$35.9m $62m $50.5m	Active and public transport: With a change in government, the level of investment

In alignment with the Spatial Plan, adapting the Transport Network to reflect the sustainable transport hierarchy is a focus.	interventions to increase PT use (part of preferred approach – optimising the network)				aligned to some of Council's priority transport areas may shift resulting in lower levels of subsidy and a need to revisit timing assumptions.
	Improved public transport priority and facilities for active travel in streets to and through the central city (part of preferred approach – optimising the network)	2024	2024-34	$104.5m	Active and public transport: With a change in government, the level of investment aligned to some of Council's priority transport areas may shift resulting in lower levels of subsidy and a need to revisit timing assumptions.
	Mass Rapid Transit (MRT) (part of long-term preferred approach – new infrastructure)	Not provided for in this LTP	not yet established	not yet established	MRT: with the change in government, this has been signalled as not being a priority for funding. This will be confirmed through the GPS transport which is expected in early 2024.
	Increase upgrades funding to do more work sooner.	2024	TBC	Incremental costs above preferred programme levels to accelerate delivery. Up to $600 million across transport upgrade programmes	Dependant on the level of subsidy from the government.
High cost of transport maintenance and renewals We have a higher cost of transport road maintenance in Wellington City, relative to other councils with similar transport networks. The sub-structure of Wellington's roads consists of flexible, highly water susceptible clays. This creates issues with the maintenance of the network. The construction of a roading network within the topographical constraints of the area has resulting in the need for a substantial number of structures across the district. This steep topography also requires and extensive network of drainage assets as we need to control the stormwater runoff. These combined challenges create a cost of maintenance environment which is high and there is no easy solution. High axle loads from Electric busses is also leading to accelerated	Fund renewals at 75% and seek value for money options through good procurement practices and review programme options for more cost-effective options. Partner with suppliers.	2024	2024-2033 2033-2054	$39.3 m pa $58.2 m pa	Deferring 25% of renewals does carry some risk. This will be managed through prioritising where the greatest need is, such as, safety, resilience, connectivity, and mode shift.
	Reduced funding on cycleways renewals resulting from less capital investment in cycleway development, maintaining existing levels of service for resurfacing -30% reduction (Preferred)	2024	2024-2033 2033-2054	$41.9 m pa $55 m pa	This approach increases the likelihood of surfacing faults across the network, which reduces customer levels of service.

pavement deterioration on bus routes. We also have an aging asset base which becomes more expensive to maintain while delivering the service levels our customers expect.	Fully fund renewals	2024	2024-2033 2033-2054	$52.5pa $45m pa	
Resilience - Slips above and below roads, retaining walls, sea walls and other structures that support our roads. There has been an adverse trend in the condition of our structures as reported by the structures condition assessments carried out over the last five years. Some transport corridors, including critical routes, do not meet current structural codes and therefore present a resilience risk. As more work is done over coming years to assess infrastructure against new standards, it is highly likely that, yet undiscovered work will need to be undertaken to address resilience issues. Structural upgrades are high-cost items which will add to funding pressures in the future, including where growing climate change adaptation planning is required.	Fund a programme of upgrades and renewals taking a risk-based approach to ensure the highest priority work is undertaken first.		annual budget	$10m pa	Infrastructure failures can disrupt travel times and impact commuters and businesses. Asset failures can also result in health and safety consequences. Several transport routes in the city have been designated as emergency routes which need higher levels of resilience to ensure lifelines.

NOTE: Dollar amounts are indicative for out years and will be refined as more information is available and the implementation period draws closer.

Land Transport Activity Opex and Capex forecast

Year	Operating Expenditure	Capital Expenditure
2024/25	124,509,654	137,458,521
2025/26	138,642,801	128,715,963
2026/27	148,720,019	143,793,946
2027/28	168,303,788	128,971,272
2028/29	185,283,326	111,384,446
2029/30	200,253,376	105,324,814
2030/31	218,198,658	90,213,617
2031/32	223,340,911	94,392,696
2032/33	236,102,277	92,545,577
2033/34	249,865,257	93,644,601
2034-2039	1,161,270,743	429,414,587
2039-2044	1,183,371,324	439,915,655
2044-2049	1,321,842,681	483,325,935
2049-2054	1,265,200,177	410,897,315

Total	**6,824,904,991**	**2,889,998,943**

Figures are inflation adjusted

Buildings (including civic buildings, venues, social housing)

Strategic direction

The investment in Wellington's performance arts venues enhances the city's creative ecosystem. These venues play a crucial role in hosting a variety of events, including arts, cultural activities, community gatherings, and international sports events.

Wellingtonians have a strong passion for entertainment and the arts and need accessible venues with suitable infrastructure and technology to support vibrant creative expression day and night.

Our performing arts venues are old, have seismic issues, and have the challenge of needing to adapt to climate change. When repairing and upgrading our facilities we also have an opportunity to reduce greenhouse gas emissions through green building standards, which will also contribute to reduced heating and cooling bills.

The existing assets within these venues, such as sound systems, public facilities, and kitchens, are essential for supporting diverse activities. While the venues meet the needs of hirers, there have been complaints about the additional cost burden on organisers who must bring their own equipment, making setup more expensive compared to other cities.

A recent review of WCC's civic performance venues identified that the WCC operating model for the performing arts venues (Shed 6, TSB Arena, Town Hall, MFC (Michael Fowler Centre), Opera House, St James Theatre) is sub-optimal, and not set-up for success. The model in its current form lacks alignment, transparency, and accountability in relation to how civic performance venues contribute to agreed WCC strategies and objectives. There is a significant opportunity to shift to a more effective operating model, including taking a strategic portfolio investment approach to the civic performance venues. The Economic Wellbeing Strategy underscores the city's dependence on performing arts and sports venues to drive a dynamic and vibrant economy.

We own a large portfolio of social housing assets. Housing in Wellington is becoming less affordable and there is growing pressure on the Wellington Housing market. Housing needs to be affordable if all Wellingtonians are to have safe, warm, dry homes that meet their needs. Te Toi Mahana (a community housing provider) operates the Council's social housing function and controls the affordability of tenancies. We have a housing strategy, adopted in 2018, that seeks a housing system that supports sustainable, resilient, and connected communities, and ensures a well-functioning housing system, meeting the needs of Wellingtonians. The housing strategy influences the planning frameworks (such as the District Plan) and programmes such as Te Kainga.

Asset overview

Our assets are valued (Optimised Replacement Value) at approximately $620.7 million as at 30 June 2023 and include but are not limited to:

- Wellington Venues (operationally managed by Venues Wellington):
  - Michael Fowler Centre (recently identified as earthquake prone)
  - The Opera House (recently identified as earthquake prone)
  - St James Theatre (reopened 2022)
  - Town Hall (closed for seismic strengthening since 2013)
  - TSB Bank Arena
- Museums Wellington (operationally managed by Experience Wellington):
  - City Gallery

- Space Place at Carter Observatory
- Nairn Street Cottage
- The Bond Store (earthquake prone)

- Other:
  - Tākina Exhibition and convention centre (new, opened 2023) - (run by Te Papa foundation)
  - Hannah Playhouse – (run by WCC)
  - Embassy Theatre (seismic assessment underway)
  - Te Whaea National Dance and Drama Centre
  - CAB (earthquake prone)
  - MOB (earthquake prone)
  - The Basin Reserve
  - Sky Stadium (co-owned with GWRC)
  - Capital E (former – earthquake prone)
- Waterfront buildings and assets
  - Shed 1 (earthquake prone), Shed 3, Shed 5, and Shed 6

Our social housing assets are valued (Optimised Replacement Value) at approximately $401.8 million as at 30 June 2023 and include:

- 275 social housing buildings, containing:
- 1786 units
- 2713 bedrooms
- 4835 bed spaces

Asset condition and lifecycle

Data confidence overall for this group of assets is "B – High". All buildings in this grouping have been assessed through a comprehensive condition assessment survey undertaken in 2023. The reason that this isn't "A – Very High" is that the data pertaining to the housing portfolio, whilst comprehensive is beginning to atrophy with age. This also applies to data for buildings currently being reinstated, demolished or undergoing large scale works – for example CAB, MOB and the Wellington Town Hall. WCC are currently undertaking a program of work to perform a full condition assessment of the housing portfolio, which will lift the rating for this grouping to "A – Very High".

The condition of known assets is primarily in the average to very good range, with less than 10% of assets being rated as poor to very poor. Of the assets that fall into the poor to very poor range, the majority are within buildings that are currently undergoing remediation or large-scale reinstatement works in the Civic precinct and are not representative of the condition of the whole portfolio. Assets which are outside of this precinct are expected on average to have in excess of 50% of their useful lives remaining. Additional considerations related to seismic resilience, earthquake prone buildings and associated detailed seismic assessments are known and factored into lifecycle planning and renewal forecasts – however these are not represented in the condition assessment data below.

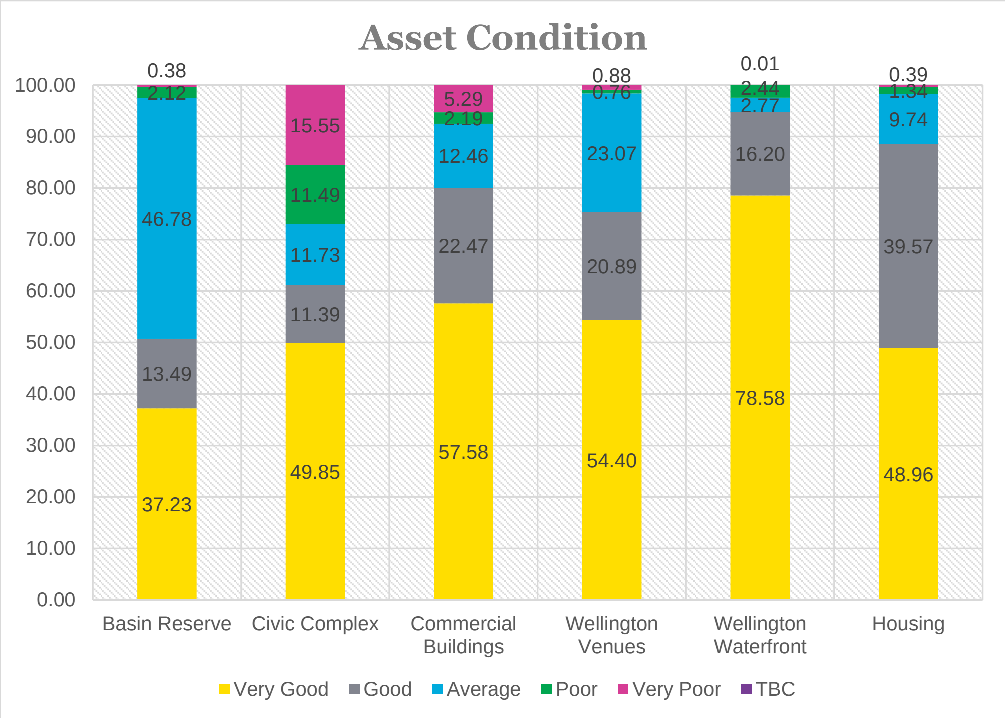


Figure 13: Buildings, Venues and Housing Asset Condition

Asset data pertaining to this asset grouping is maintained within WCC's Asset Management System. The data has been aggregated into common groupings based upon funding and the primary services they deliver across the network. Alongside this asset data, centralised repositories detailing factors such as heritage listings and earthquake prone buildings is maintained and factored into and underpins any lifecycle forecasting and renewal planning decisions.

How we forecast Asset renewals

Renewals of assets within this group of activities are driven from data and is determined by criticality (lifelines for example) and level of service required. Known issues that are non-data driven are considered and factored into planning decisions, such as seismic resilience and climate change. Detailed lifecycle forecasts are captured and provided in the financial section of the Activity Management plan and summarised in the financial section of this document.

Asset Lifecycle

Component based lifecycle analysis has been undertaken for all portfolios within this activity grouping, with multiple scenarios of renewal investment modelled and compared to an unconstrained expenditure profile to determine associated risk of deferred renewals. The preferred scenario to be adopted is based upon funding 75% of predicted renewals in years 2024 to 2033, with any deferred renewals over this period to be funded and spread across years 2034-2043. The level of risk associated with deferral of these renewals is reasonably low, with most assets still remaining within an average to very good condition rating across the deferral period. The below graph is demonstrative of an unconstrained approach to expenditure to the portfolio, and associated condition grade index.

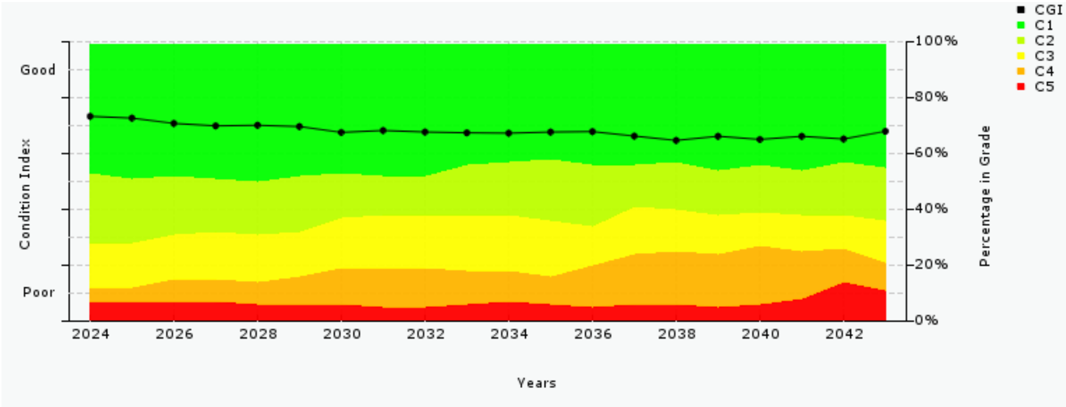


Figure 14: Buildings 20 Year Asset Lifecycle Analysis – Unconstrained Expenditure

Applying 75% Renewals Funding

- **Civic buildings** will be managed by prioritising safety and compliance. The 75% funding of renewals may result in an increased emergency maintenance in outer years. However, City Gallery is the key civic building needing renewal. The potential redevelopment of CAB & MOB means we won't be doing any renewals on these buildings, and the Town Hall and Library are currently being redeveloped. Basin Reserve Renewals will be prioritised together with the Basin Reserve Trust. We will support them to manage this budget. The most important focus will be on the turf and irrigation. Wellington Venues need seismic remediation. Detailed options analysis is being worked through to identify which buildings and investment are needed for future service provision. This information will inform the renewals programme from year 2. Therefore, bare minimum renewals will be applied to keep these facilities functional (ie: Michael Fowler Centre, Opera House).
- **For housing renewals**, 75% renewal funding has been applied. While Council condition information shows housing assets mainly being in very good or good condition, asset condition information is currently not fully up to date with the most recent comprehensive SPM data survey being performed in 2016 and therefore may not be reflective of current condition. A higher level of condition uncertainty creates some risk and uncertainty in our ability to prioritise renewal spending. The level of risk associated with the deferral of these renewals has been deemed to be relatively low, as a large proportion of these renewals are low-cost or low-risk renewals that are primarily dealt with through operational or reactive maintenance through the current vacate process at end of tenancy. Alongside this, levels of risk are lowered through the delivery of the HUP2 work programme and any renewals that will take place as part of this work. Furthermore, the renewals programme is delivered based upon prioritisation of individual components based upon risk and criticality. It is envisaged that once the full asset condition survey is completed in 2024 the Council and CHP will jointly develop and continue delivery of a strong renewals plan within the budget available. City Housing renewals are prioritised to safety and accessibility. Funding renewals at 75% carries greater risk in that it creates more property vacancies due to the poor condition. This incurs additional costs to the Council.

Level of service and performance

The breadth of facilities that the council owns to support cultural, economic, and social services in the city is significant. While the Council has been able to maintain service levels so that cultural expression and economic activity such as conferences and events can continue, the closure of the Town Hall for earthquake strengthening requirements has impacted some sectors. This has been offset with the recent opening of Tākina which has provided the city with a new world class conference and events centre.

There are still several civic facilities like the Opera House, Wellington Museum and the Michael Fowler Centre that will require earthquake remediation in the coming years but remain operational in the meantime. The earthquake remediation of civic venues will take a few years to work through.

Currently, venue usage is suboptimal at 51%, primarily because the venues have not been modernised to accommodate a larger number of events with diverse content. This gap means the city is not fully meeting the needs of event organizers and younger audiences, highlighting the necessity for a venue strategy to address these challenges and optimise venue utilisation.

The Council has provided Social Housing since the 1950's. It is now managed under lease by Te Toi Māhana Trust. The performance of the housing stock is generally good. Tenant satisfaction is high. About half of the housing stock has been upgraded to meet modern requirements and standards over the last 20 years as part of a cost sharing arrangement with the Crown, and the remainder of the housing stock will be upgraded in the coming years.

Council's role

Our role is to support economic, social, and cultural outcomes for the people of the city. Our venues, civic buildings and waterfront contribute to this. We currently own many buildings. We operate some services ourselves, and contract out other services, through Council Controlled Organisations (CCOs).

The council's role in housing is broad:

- Enabling capacity, supply, and affordability through the District Plan.
- Consenting and compliance.
- Collaborating with others to support Māori housing security and supporting rental housing supply (Te Kāinga partnership programme).
- Addressing homelessness.
- Public social housing.

Key challenges

This activity group is affected by all the identified key challenges.

- **Population growth and changing demand –** Some venues have low utilisation rates and content is expected to shift the new and refurbished venues in the coming years. There are gaps with audience interaction equipment and integration with the venues' surroundings. There is potential to tap into unsatisfied demand through scalable and flexible facilities, and target content to different age groups such as the under 35s. Fit for purpose housing means safe, secure, warm & dry, and meets the needs of the residents. Regarding our social housing stock, we have completed half of the upgrades needed to meet healthy, safe, and inclusive homes standards.
- **Aging and declining condition of infrastructure –** Maintenance of many of our buildings has been deferred for many years. Venues have also suffered from lack of investment in modern technology. This lack of investment impacts the operations, and ability to make the venues sustainable and useful. Our social housing is aging, not accessible, inclusive, or efficient and are no longer fit-for-purpose.
- **Mitigation and adaptation to climate change –** Many of our venues and buildings are subject to a range of natural hazards including flooding and coastal inundation; some are built on wharves. Refurbishing these buildings presents opportunities to reduce emissions, climate risk and be more fit for purpose, including addressing accessibility, suitability, and stakeholder needs. Housing can also contribute to emissions reductions by being energy efficient. Our portfolio needs to be assessed for the future risks associated with climate change.
- **Earthquake hazards and earthquake prone buildings –** Many of our venues and buildings are situated on reclaimed land and are subject to a range of natural hazards

including earthquakes. Unknown costs associated with remediation works arise due to the vulnerability of the land to seismic events, ground conditions and sea level rise. Tough decisions are needed as part of this LTP to identify the most strategic way forward. Strategic portfolio management of these buildings is necessary. The level of strengthening will need to factor in usage. This will be considered through a detailed options analysis report that will determine the future of the arts and culture and civic building portfolio. We anticipate that this will be ready for the 2027-37 LTP with investigations funded in this LTP. While our city housing portfolio is not earthquake prone, it does need upgrading to meet higher earthquake safety standards.

- **Affordability and deliverability –** The challenge is large, and the cost to solve it will be even larger. A strategic plan to deliver the right venues and buildings over the next 30 years is needed. We have faced challenges recently with costs increasing, and discovering issues once the building work has commenced. Management of these significant projects requires sound advice and governance to make strategically sound investment decisions in the future. Affordability has been an issue, and we have been part-funded by the Crown to be able to make these upgrades to social housing assets.

Principal options

This activity and related solutions primarily contribute to the priority *"Revitalise the city and suburbs to support a thriving and resilient economy and support job growth*." There is also a strong contribution to "*increase access to good, affordable housing to improve the wellbeing of our communities*" and "*celebrate and make visible te ao Māori across our city*." We will also take every opportunity to apply each of the strategic approaches.

The following shows how we have used the strategic priorities and applied the overarching principal options to identify specific options to address the key issues for this activity group.

- **Prioritising growth areas –** While prioritising growth areas will be considered, this is less of a consideration for this asset group, as the assets are destination assets for the whole city and in some cases for the region.
- **Targeting emissions reductions to the greatest gains and operational efficiency –** There is a significant opportunity to address building and energy relation emissions when we remediate and build new assets. We will focus on these opportunities when buildings are being repaired or new buildings are being constructed, but we will not be putting effort into retrofitting buildings where there would otherwise not be any construction activity.
- **Grow our understanding of adaptation impacts and costs –** As we take stock of the scale of the issue with our civic buildings and venues, we will develop our understanding of the adaptation needs, and take this into account when making decisions. This might include choosing not to place new buildings or rebuild in disaster prone areas but rather demolish buildings instead of remediation due to the challenges on the site.
- **Strategic rationalisation to better manage the overall asset portfolios –** Some of our buildings and venues have overlapping purposes. Because of the size and scale of the portfolio and the complexity and costs of the issues, we will complete the remediation projects underway, but will pause and reset to take a strategic portfolio view before making further decisions. This will allow the council to understand what the city needs and how best to deliver.
- **Prioritising interventions and the work programme for affordability –** Managing, maintaining and renewing such large buildings is costly. Understanding needs is important to help make decisions about demand management, optimisation, and renewal and replacement or demolishing. Options should also include consideration of demolishing to replace and demolished and not replacing.

Issues and options

In 2023 the Council decided to complete earthquake strengthening work already underway. The Town Hall and Library are already in progress with re-opening expected in 2027 and full completion in 2028. This is a significant expenditure of $546.7m over 2024 to 2028.

Issues	Options	Decision Date	Delivery Timing	Costs	Risks and Implications
Administration buildings (CAB & MOB) It is unaffordable to rebuild all the buildings we own. These buildings are vacant and have been for some time. To remediate within the required timeframe, we must take tough decisions.	Demolish (preferred - note, decision to demolish CAB has already been approved)	2023	2024-2027	$7.8m	Not being able to partner with private sector and being left with a vacant site.
	Partner with private sector to remediate or redevelop – this option is contingent on demolish option above (Preferred)	2024	Unknown	Unknown	We do not have control of the timing
	Sell as is and leave to market to remediate	2024	Unknown	Unknown	We do not have control of the timing
	Do Nothing	2024	Unknown	Unknown	Reputation risks and safety risks as two large buildings will sit idle and vacant on a key location. Risks to economic and social wellbeing of the civic precinct and the wider area Risks to Wellington Town Hall project as it relies on MOB site to address some of the "front of house" issues.
Remediation options for Te Ngākau the City to Sea Bridge, Civic Square basement, and Capital E It is unaffordable to rebuild or remediate all the buildings we own. These buildings are vacant and have been for some time. To remediate within the required timeframe, we must take tough decisions.	Demolish (preferred)	2024	2024-2027	$65m	Scale of total programme costs for buildings and Te Ngākau is unknown. A business case is under development. This will consider the most strategic and cost-effective solutions to managing the portfolio so that it best delivers on our community outcomes, and long-term sustainability. The risks of doing nothing regarding the earthquake prone structures of Te Ngākau: - Risk to the public safety in case of a major earthquake - Reputational risks as we pressure private owners to remediate their buildings. - Fines by the regulators if we do not meet our regulatory requirements. High level of investment in assets that are exposed to climate change risk.
	Strengthen	2024	2024-2027	$240m	
	Do nothing	2024	NA	Unknown	
Addressing seismic issues, carbon emissions reduction and ensuring civic buildings and	Investigate the full portfolio of civic buildings and venues deemed earthquake prone to make a strategic	2027	Feasibility / Investigation 2024-2027	Opex $20m Capex to be	Loss of venues (either temporarily or permanently) will impact the operations of CCO's. Heritage status of some buildings may constrain perceived opportunities /

performance venues are fit for purpose Wellington has a large portfolio of civic performance / entertainment venues for a city of its size. Some of these venues are near one another and fulfil a similar market purpose, for example: MFC & Town Hall. Addressing seismic regulatory requirements for earthquake prone buildings is mandatory. Opportunities exist to improve performance of assets including, ability to widen audience / experience offerings. Venue utilisation, reduction of carbon emissions (response to Te Atakura), etc.	portfolio decision for the remaining buildings' future, these considerations include demolition, divestment, and remediation. (Preferred)			identified and decisions taken for 2027 LTP.	necessitate prioritisation of investment / delivery in consideration of regulatory requirements.
	Do Nothing	2027	NA	Unknown	Unknown
Sky Stadium health and Safety The Sky Stadium is 25 years old. The Stadium has done well in its first 20 years and was able to remain financially autonomous and contributes to self-fund its capex and opex. This has now changed due to; • Recent earthquakes and seismic improvements subsequently required. • Impact of earthquakes on insurance premiums • Covid 19 Financial Impacts	Basic health and safety improvements to the stadium	2024	2024 -2027	$8.9m	Need to ensure alignment with GWRC funding programme. There is a legislative requirement for us to undertake this work to ensure that the stadium remains safe for public use
	Replacement of the stadium	2044	2049	$1b (unfunded)	Decisions will need to be taken as the stadium reaches end of life.
Civic buildings renewals The current renewal requirements are substantial and cannot be fully funded if the Council is to operate within the limits identified in the Financial Strategy.	Fully fund renewals	2024	2024-34 2034-44 2044-54	$44.5m $52.4m $61.8m	This is not affordable and does not make sense when the future of some buildings is uncertain.
	Constrain renewals to 75% of the optimum renewal plan.	2024	2024-34 2034-44 2044-54	$33.4m $39.3m $46.4m	Deferring 25% of renewals does carry some risk. This will be managed through prioritisation and ensuring the buildings are compliant and safe for use. This may result in an increased in maintenance in outer years. Emergency procurement would also cost more. Potential redevelopment of MOB & CAB will mean renewals not required. Library and Town Hall will not require renewals as they are being redeveloped currently. City gallery is the key asset requiring renewal.
Basin reserve renewals	Fully fund renewals	2024	2024-34 2034-44	$7.7m $11.7m	

The current renewal requirements are substantial and cannot be fully funded if the Council is to operate within the limits identified in the Financial Strategy. Funding Basin Reserve asset renewals at 75% of unconstrained budget is possible because of improved asset management planning data and information. Earthquake strengthening has been invested in, and critical safety is already addressed.			2044-54	$10m	
	For affordability, fund renewals at 75% of unconstrained forecast (preferred)	2024	2024-34 2034-44 2044-54	$5.8m $8.8m $7.5m	Deferring 25% of renewals does carry some risk. This will be managed through prioritising safety and compliance. Renewals will be prioritised together with the Basin Reserve Trust. We will support them to manage. The most important focus is the turf and irrigation.
Wellington Venues renewals The current renewal requirements are substantial and cannot be fully funded if the Council is to operate within the limits identified in the Financial Strategy. Funding Wellington Venues asset renewals at 75% of unconstrained budget is possible because of improved asset management planning data and information.	Fully fund renewals	2024	2024-34 2034-44 2044-54	$31.4m $64.5m $68.8m	This is not affordable and does not make sense when the future of some buildings is uncertain.
	For affordability, fund renewals at 75% of unconstrained forecast for the first 10 years and focus on only buildings that have a certain future. Backlog will be addressed in years 11 to 20. (Preferred)	2024	2024-34 2034-44 2044-54	$23.6m $48.4m $51.6m	Deferring 25% of renewals does carry some risk. This will be managed through prioritising safety and compliance for public use, with detailed options analysis for the future scenarios to further inform renewals decisions from year 2. Opera House and Michael Fowler Centre require intervention in the coming years, and we are currently working through the options. Bare minimum renewals will be applied to keep these facilities functioning.
Social Housing Upgrade Programme Existing social housing assets are currently being upgraded through a partnership programme with the Crown. Providing access for all New Zealanders to affordable, sustainable, good quality housing appropriate to their needs is the vision of the New Zealand Housing strategy that drove the need to upgrade the council's social housing. In 2007 the Council reached an agreement with the Crown to develop an upgrade programme where the Crown offered $220m to contribute to the upgrade of the portfolio to ensure the Council's social housing portfolio is safe and secure, and to a good standard for modern living. The first phase of the programme (HUP1)	The principal option for this issue is to make best use of existing by improving the quality of living standards and undertaking seismic improvements. A business case is underway, this will identify options for investment.	2024	2024-2036.	$400m	This option meets the requirements of the Crown deed. Key risks for delivering the programme in accordance with the Deed requirements are: Seismic performance - one of the requirements of the Deed is to deliver building to 67%NBS. Approximately 50% of the portfolio has had assessments complete. The remaining 50% are scheduled to be complete next year (scope risk). Re-housing of Te Toi Mahana tenants, whilst upgrades are complete. This is a key constraint to the delivery of the programme, therefore the expediency to which the programme can be delivered, therefore cost.

was completed in 2018 which saw upgrade of approximately half of the portfolio upgraded and full expenditure of the Crown grant. Planning for the second phase of the programme is underway. Planning and delivery is currently underway. There are two active projects underway in HUP2. Aside from that working toward completing a programme business case in 2024 detailing several programme options for consideration / decision making				
Housing Renewals programme The aging condition of existing social housing assets requires ongoing attention. But financial affordability does put significant constraint onto the programme.	Fund renewals at 75% of unconstrained forecast for first 10 years to manage affordability in the short term. Increase the funding in years 11-20 to address the gap.	2024-34 2034-44 2044-54	$139m $313m $205m	Deferring 25% of renewals does carry some risk. This will be managed through prioritising where the greatest need is, such as accessibility and safety. It may create more vacancies, due to property condition. WCC will incur a fee, where we have to pay the rental cost to Te Toi Māhana.

NOTE: Dollar amounts are indicative for out years and will be refined as more information is available and the implementation period draws closer.

Buildings Activity Opex and Capex forecast

Year	Capital Expenditure
2024/25	114,104,176
2025/26	123,560,391
2026/27	103,072,329
2027/28	110,370,012
2028/29	102,217,942
2029/30	95,443,220
2030/31	83,079,228
2031/32	63,627,208
2032/33	40,626,619
2033/34	34,949,273
2034-2039	262,118,376
2039-2044	370,853,621
2044-2049	257,939,735
2049-2054	303,740,161
Total	**2,065,702,291**

Figures are inflation adjusted

Parks & Open Spaces

Strategic direction

Pōneke is abundant with varied and rich parks and open spaces that help support Wellingtonians to enjoy a high quality of life. Wellington provides a level of service for Parks and Open Spaces that currently receives strong public satisfaction. Our Waterfront is world class and, in some areas, like our biodiversity, the city is making significant gains and is recognised as the only major city in the world where biodiversity is improving. We base a lot of our marketing and publicity around our Waterfront and biodiversity gains.

Te Whai Oranga Pōneke (Open Space and Recreation Strategy) adopted in 2023 has a mission to have "*A flourishing network of parks and recreation opportunities, interwoven into everyday life, which supports Wellingtonians to live well and connect to nature and each other*". Open spaces are predominantly unbuilt land that provide opportunities for active and passive recreation and support ecosystems to thrive. This includes parks and reserves, nature spaces, urban public spaces, streetscapes, coastal areas, cemeteries and urupā. They contain much of our natural environment such as waterways, forests, shorelines, and native biodiversity. Some are also equipped with recreation facilities such as playgrounds and sports fields. As the city intensifies, the importance of public open space increases. These spaces can also provide opportunities for climate resilience and adaptation.

The Wellington Central City Green Network Plan (2022) sets the direction and targets for how we green Wellington's central city over the next 30 years. With a vision of *"thinking and living green in Wellington Central City, is the future for the planet and all of us*", the plan proposes a well-developed continuum of green spaces, to deliver the many ecological, social, economic, cultural and public health benefits to the central city as it grows, enhancing its liveability for residents, workers and visitors.

Asset overview

Our assets are valued (Optimised Replacement Value) at approximately $404.3 million as at 30 June 2023 and include:

- 4305 ha of parks, reserves, and beaches
- 41.25ha of green space in the central city
- 211 nature parks
- 100km of coastline
- Wellington Town Belt and Outer Green Belt
- 387km of walking and biking tracks
- 42 coastal structures including boat ramps, wharves, and seawalls
- Waterfront public space
- Botanical Gardens and Berhampore Nursery
- 4 cemeteries: Tawa and Bolton Street (closed cemeteries), and Karori and Mākara (operational cemeteries)
- 2,000 trees in the central city (in the public realm)

Asset condition and lifecycle

The majority of these assets are in average or better condition. Data confidence overall for this group of assets is "B – High". All building assets condition have been assessed during 2023. Non-building assets are also assessed at regular intervals by WCC staff, as well as more detailed assessments undertaken by external partners for complex or critical assets.

Asset data pertaining to the Parks and Open Spaces portfolio is primarily maintained within WCC's Asset Management Information Systems. Building asset information is maintained within SPM, whilst plant and equipment is captured and maintained within TechnologyOne, WCC's ERP system – as well as being captured spatially.

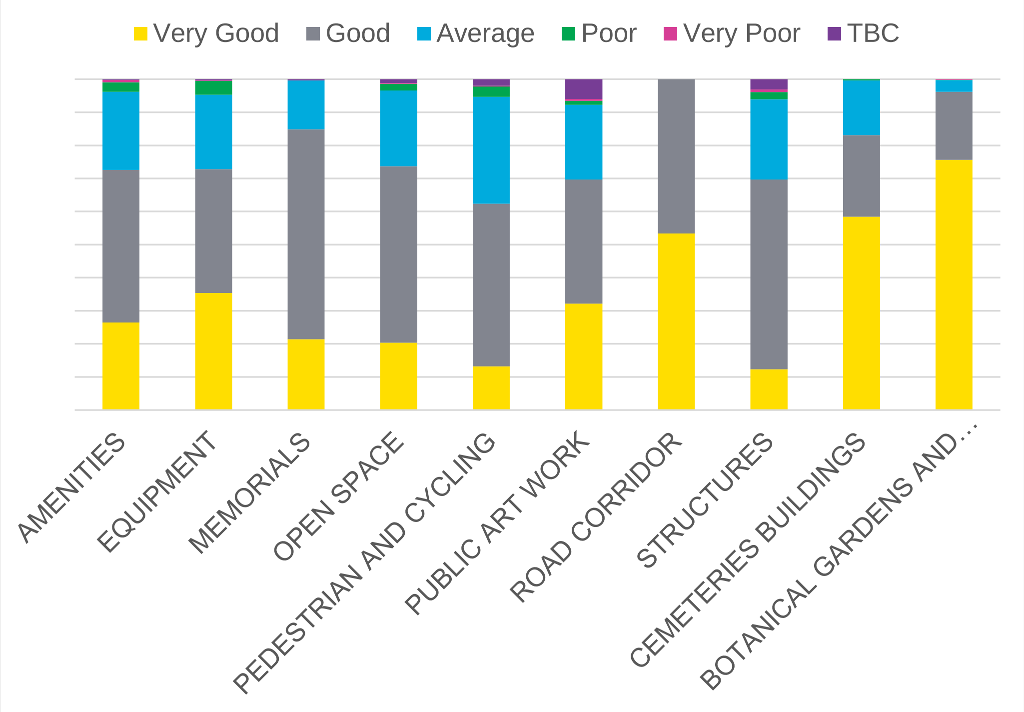


Figure 15: Parks and Open Spaces Asset Condition

Note: This is a listing of ALL Parks, Sport and Recreation assets, except for buildings, aggregated up. (Plus, cemetery and botanical gardens buildings). A few exclusions have been made, being "parking network" "Stormwater" and "Systems (lighting water and solar systems)".

How we forecast Asset renewals

Renewals of assets within this group of activities are driven from data and is determined by criticality and level of service required, as well as condition, performance and age. Additional factors such as climate change and seismic resilience are factored into decision making alongside the data driven insights. Detailed lifecycle forecasts are captured and provided in the financial section of the Activity Management plan and summarised in the financial section of this document.

Asset Lifecycle

Component based lifecycle analysis has been undertaken for all portfolios within this activity grouping, with multiple scenarios of renewal investment modelled and compared to an unconstrained expenditure profile to determine associated risk of deferred renewals.
The preferred scenario to be adopted is based upon funding 75% of predicted renewals in years 2024 to 2033, with any deferred renewals over this period to be funded and spread across years 2034-2043. The level of risk associated with deferral of these renewals is reasonably low, with the majority of assets still remaining within an average to very good condition rating across the deferral period.

Reducing funding renewals to 75% could potentially jeopardise service delivery and asset utilisation, leading to increased reactive maintenance needs and affecting tenants or leaseholders, possibly resulting in revenue loss. Moreover, this reduction will limit the number of renewals completed annually, with prioritisation based on condition and risk level. Additionally, there are

78

ongoing risks associated with climate change impacts and rising service delivery costs, which could result in diminishing returns over time. This reduction may also lead to community dissatisfaction due to fewer planned improvements to facilities and services compared to community expectations expressed in recent engagements. There is a risk of gradual asset degradation over time. However, it's important to acknowledge that in some cases, the 75% funding level has resulted in increased investment in renewals, particularly in areas such as parks and open spaces.

Level of service and performance

The council manages a wide range of assets that provide high quality public spaces and nature-based services and experiences to Wellingtonians. Utilisation and community satisfaction with these services is generally high. The current network of assets is aging, but still performing well. However, community expectations for quality parks and open space network are very high and often the level of service sought is higher than what can be provided.

Te Whai Oranga Pōneke (the Open Space and Recreation Strategy) and the Green Network Plan, together provide a framework to guide provision and investment decisions in the city's parks and open spaces network.

Renewals are programmed across these assets, but in time, with a growing population and climate change, additional demand will be placed on the infrastructure and the assets and facilities will need to be upgraded.

Parks and open space assets, especially coastal assets, will require more investment as the climate changes, storm events increase, and as sea levels continue to rise. During the period 2024-2027, detailed climate adaptation planning will be conducted for key parts of the city, and this will help inform investment choices for the 2027 LTP.

Council's role

The Council has a key role in providing, developing, and managing parks and public open spaces across the city to meet the needs of our community and to protect our natural environment, cultural and historic heritage values. Council manages a variety of parks and open spaces from highly developed urban parks to relatively unstructured natural areas. Our open spaces also include the track network that connects them. These spaces, places and connections contribute significantly towards social, economic, environmental, and cultural wellbeing. They are also important to our physical, mental, social, emotional, and spiritual wellness. These areas are also a critical component of the city's green infrastructure, with opportunities to implement nature-based solutions to flooding and sea level rise challenges.

Our cemeteries also form part of the city's open space network, providing important social, cultural, historic and environmental values. However, they also provide a critical public health and safety role. Cemetery services support the health and safety of the city's communities. Our burial and cremation services reduce public health and environmental risks and ensure the Council meets its legislative and policy obligations. The Council also has statutory responsibilities to provide for burials and currently operates two cemeteries (Karori and Mākara) for this purpose.

Key challenges

This activity group is affected by four of the identified key challenges.

- **Population growth and changing demand –** The spatial and district plans set out a significant level of projected growth and housing intensification that will create more demand for parks and open spaces in the central city and suburbs. The provision of quality parks and open spaces is a key part of a liveable, healthy and resilient city. Changing demographics and changing recreation trends mean our open spaces and places will also need to be more accessible, inclusive, and multi-functional to cater for a broader range of users and uses. As a city we have invested in making significant gains in our indigenous biodiversity, much of this work has been undertaken in partnership with the community. It will be important to resource existing and future programmes to sustain the biodiversity gains and investment already made.

- **Aging and declining condition of infrastructure –** Many of our parks and open spaces are aging and require investment to maintain or renew the assets. Examples of assets requiring investment in the short to medium term include central city and neighbourhood parks and open spaces, Mākara cemetery, the Begonia House in the Botanic Gardens, coastal boat ramps, wharves and seawalls, parts of the track network, waterfront public spaces and structures.
- **Mitigation and adaptation to climate change –** Climate change is leading to an increase in extreme weather events – meaning more extreme storm and rainfall events, landslips, tree failure, erosion, drought and flooding – which impacts our parks and open space assets and drives maintenance needs and costs up. Warmer, wetter weather is also increasing the need for more pest and weed control and an increased risk in biosecurity incursions. Parks and green spaces can be part of the nature-based solutions to managing floods, coastal inundation, stormwater and to increasing our city's biodiversity. The 2023 Climate Risk Assessment found 26 key strategic risks affecting Council assets. Coastal inundation causing asset damage emerged as the most material physical risk for the Council, with a total rating score double that of the next highest aggregated risk score. Assets identified as being most at risk to coastal inundation from sea level rise include water, drainage and waste assets, Council buildings, parks and reserves, and road assets.
- **Affordability and deliverability –** The cost of maintaining and renewing our parks and opens spaces is getting increasingly expensive due inflationary pressures such as the costs of materials and labour (and responding to the impacts of climate change). This makes it harder and harder to close the gaps in levels of service.

Principal options

This activity and related solutions primarily contribute to the priority *"Invest in sustainable, connected and accessible community and recreation facilities." There is also a strong contribution to "improve the health of our waterways"* and *"mitigate and adapt to climate change*." We will also take every opportunity to apply each of the strategic approaches.

The following shows how we have used the strategic priorities and applied the overarching principal options to identify specific options to address the key issues for this activity group.

- **Prioritising growth areas –** We have undertaken investigation into parks and open space requirements across the city in response to anticipated population growth and changing demands. Te Whai Oranga Pōneke (the Open Space and Recreation Strategy) identifies the importance of well-distributed, multifunctional, and connected spaces, places and programmes that respond to Wellington's current and future needs. We will prioritise investment as per the prioritised growth areas identified in the Spatial Plan and the District Plan. The Green Network Plan sets out four targets for the Central City over the next 10 years to complement growth, especially of residential units, in the Central City.
- **Grow our understanding of adaptation impacts and costs** –Increased use of water sensitive design and green infrastructure in urban parks, public spaces, and streets can help the city adapt and mitigate the impacts we are likely to see in the future, as climate change leads to more intense/ extreme events. Climate change adaptation planning will help inform future investment decisions, particularly for assets in coastal locations and identify the ways that nature-based solutions can provide multiple benefits to the city, including adapting to unavoidable climate change impacts.
- **Strategic rationalisation to better manage the overall asset portfolios –** This mainly applies to our tracks. We have consistently underfunded the upkeep of tracks. It does not make sense to build new assets when we do not have the funding available to maintain what we currently have. We also need to ensure that the choices we make will

contribute to our community outcomes. Te Whai Oranga Pōneke (the Open Space and Recreation Strategy) identifies gaps in service provision and the needs of the community and will guide us in delivering on this priority.

- **Prioritising interventions and the work programme for affordability –**This activity will contribute to managing overall rates and borrowing affordability by planning for a renewals programme funded at 75% of projected requirement. Assets with the worst condition levels will be prioritised for investment.

Issues and options

Issues	Options	Decision Date	Delivery Timing	Costs	Risks and Implications
Acquisition of land for neighbourhood parks, open space and recreation to respond to growth and change Analysis of the suburban open space network shows that Wellington City underinvests in parks and reserves generally (compared to the region and other large cities around New Zealand) and the quality and provision of neighbourhood parks needs targeted investment to respond to an anticipated period of significant citywide redevelopment and growth (50,000-80,000 more people over the next 30 years). The success of higher density development is contingent on a range of factors and our community expects that access to quality parks will be part of the core infrastructure investment occurring alongside city growth and change over the long term.	Acquire land for parks, open space and recreation needs to respond to growth and intensification and address neighbourhood park provision gaps.	2024	Annual budget	$215m over 30 years (Approx $7-8m annually)	Difficult to acquire land, especially in a competitive open market. Most land acquisition for parks and reserves is currently debt funded at the time of purchase. This investment would provide a specific budget for reserve land acquisition. Capacity to deliver is a risk –would need to scale up to manage and deliver Require resourcing for planning work to develop an acquisition programme.
	Delay acquisition of land to later years and prioritise high growth areas. (Preferred)	2024	2030 - 2034	$21.5m	Delaying, but planning to invest in the mid-term is the best option in the current funding environment. Risks: Difficult to respond to land acquisition opportunities as and when they come up. Any acquisition ahead of this time frame would require debt funding. Cost of land likely to increase over time. Decreasing levels of service and increasing community dissatisfaction if there is inadequate investment.
Development of neighbourhood parks and open spaces to respond to growth and change, and gaps in provision Development of new and the upgrade of existing neighbourhood parks and open spaces to support a network of well-utilised, accessible, fit-for-purpose parks and recreation	Fill service level gaps and address growth and change	2024	Annual budget	$34m over 30 years	Capacity to deliver – would need to scale up to manage and deliver an open space development programme. Requires resource for planning, investigation and design work. The development of new parks and open spaces

opportunities that meet the needs of Wellington's growing and changing communities and respond to a changing climate. Key barriers to using open spaces include absence of toilets, hard to travel to, feeling unsafe, not accessible, or not feeling welcome. Our existing open space network needs to be complemented by a network of quality, easy to access parks that people can use daily.					will be contingent on the acquisition of land.
	Delay filling gaps in provision to later years and prioritise high growth areas (preferred).	2024	2030 to 2034	$13m capex $3.8m opex	Delaying, but planning to invest in the mid-term is the best option in this funding environment. Decreasing levels of service and increasing community dissatisfaction if inadequate investment. The development of new parks and open spaces will be contingent on acquisition of land.
Implementation of the Central City Green Network Plan The Green Network Plan sets the direction and targets for the greening of Wellington's central city in the next 30 years to take action on the current deficit, provide for growth and to address the climate and ecological emergency declared in 2019. The Green Network Plan has set a target of developing 2 new urban parks, improving the greening of 20 existing urban spaces, and no net loss and doubling the number of street trees (to 4000) in the central city in the next 10 years.	Improve existing central city green spaces and parks and develop 2 new green spaces to provide for projected residential population growth – includes land acquisition. Frederick Street park is expected to be delivered 25/26	2024	2024 to 2034	Capex $18.9M Opex $1.8M (for 1000 street trees in years 1-3).	There is a deficit of green space in the central city for current users and residents. Greater numbers of people living and visiting the central city will increase demand for quality green public spaces within the built environment. Ensure the city continues to build on its liveability, sustainability and 'eco-credentials'.
Suburban Centres Upgrade Programme Public spaces and centres development	Prioritisation of the implementation of the Suburban Centres upgrades programme – one town or suburban centre every two years. (Preferred)	2024	2024 to 2034	$10m over 10 years (for upgrades) $2.5m opex over 10 years	
	Defer suburban upgrades programme 5 years	2024	2030-2040	$10m over 10 years (for upgrades) $2.5m opex	
Park upgrade projects Kilbirnie Park	Development of destination skate park, refreshed play space and open space improvements (planting, landscaping, public access)	2022	2024/25 Master plan developed 2023 Design and consenting 2023/24 to 2024/25. Construction estimated to begin mid-late 2025	$5.45M for destination skate park $1.5m open space (Plimmer Bequest) $0.5m play space renewal	The 2022-23 Annual Plan approved $5.64m for a destination skate park and the 2021-31 LTP identifies an additional $1.5m from the Plimmer Bequest Fund for open space improvements and $500k for play space renewal. Investigation and planning work has been completed over last 18 months. There has been extensive public and stakeholder engagement with a high level of community and
	Rephase development of destination skate park, refreshed play	2024	2024/25-2025-26		

82

	space and open space improvements (planting, landscaping, public access) (Preferred)				stakeholder support for the project. Subject to LTP funding confirmation and business case approval, design and consenting to be progressed in 2024/25, with construction mid-late 2025 into 2026. Kilbirnie Park is a significant community asset and requires investment to address safety, accessibility and amenity issues alongside provision for skate and play.
Grenada North Park	Develop Grenada North Park as a multi-function community sports and active recreation hub to respond to growth and sportsfield demand.	2021-31 LTP	2024 to 2028 Planning & investigation 2023/24 – 2024/25 Delivery commence 2025/26	$14 million (capex)	Grenada North and surrounding suburbs are growing, and investment is needed to provide appropriate sports and recreation facilities. The existing Grenada North Park sportsfields are not fit-for-purpose with significant drainage issues throughout winter. Extensive earthworks and drainage upgrades are required to make the park a year-round playing venue. Installation of artificial turf would greatly enhance utilisation of the fields.
Te Aro Park	Redevelop Te Aro Park and adjacent section of Dixon Street to improve function as a central city park and give effect to mana whenua aspirations	2024	2022-2026 Co-design and concept development 2022-2024. Delivery 2025-2026.	$3.1M (funding in LTP for partial upgrade) $11m (expected cost for full redevelopment)	There is currently $3.1m CAPEX allocated to this project, not enough to implement a full redevelopment. The project and draft concept plan have been co-designed and have support from mana whenua. Current issues with Te Aro Park include H&S issue of slippery tiles, no remaining replacement ceramic tiles, water features and lighting not functioning properly and requiring a lot of maintenance.
Improvements to Waterfront public safety A programme of work is underway to address concerns about public safety on the waterfront. A key focus is on improving lighting and edge protection.	Invest in safety features along the waterfront	2024	2024-2028	$7m	Additional capital pressure for waterfront edge protection and seawalls.
Rock rip-rap on the waterfront	Invest in seawall renewal	2024	2024-2034	$4.4m	Aging assets with deferred maintenance particularly within a

Resilience challenges impacting the Waterfront, including sea level rise and more frequent extreme weather, are damaging aging seawall and rock riprap structures, and increasing maintenance costs. We can reduce the risk by investing in the renewal of seawall structures to avoid further asset degradation.					challenging coastal environment.
Investment in our track network There is increasing community demand and expectations for trails investment, including improving the quality, accessibility and resilience of the existing trail network, as well as the development of new trails. We are currently underfunding our trail renewals. We also have approved plans for new trail development, but these are currently unfunded.	Increase investment in the maintenance and renewal of our existing trail network (preferred)	2024	Annual budget	$473K per annum for renewals and $220K per annum opex	There is a big volunteer contribution to building and maintaining tracks. There is a risk that trail condition will further degrade as the cost of delivering renewals does not align with the budget. There is a risk that due to the historic increase in trail length, without a correlated increase in operational budget, there will be a decrease in operational level of service. This risk has already become an issue. Climate change and increased storm events are adding to track maintenance challenges and costs. Ever increasing community demand for more walking and biking trails, increased accessibility, and off-road commuter trails. The quantum of investment required to address community demand is currently unknown.
	Invest in the development of new trails to respond to community demand	2024	2027/28	$900K – develop new trails in Lincolnshire development area (this is the only budget allocation at present for new trail development)	
Cemetery capacity reaching its limits Karori Cemetery has effectively reached its capacity. Mākara Cemetery will be reaching its capacity for various types of interment from 2038 and some denominational areas will reach capacity much sooner. We need to acquire land and develop it for cemetery purposes. Last LTP the Council approved the expansion of the cemetery.	Acquire land and develop for cemetery purposes	2021	2024 - 2028	$1.54m land acquisition $5.416m cemetery development	Council has statutory obligations to provide for burials. Burial and cremation services reduce public health and environmental risks. There is an urgent need to provide more cemetery land capacity in order to adequately cater for future burial and ash interment needs. The planned expansion of Mākara cemetery will provide capacity for burials for a further 40 years (approx.).
Begonia House Aging facilities, ongoing renewals and asset failures will be costly. This includes the need to replace glazing and structures, climate	Demolish Begonia House	2024	2024-2025	$3m	Do nothing option results in a health and safety hazard, so Begonia House would have to be closed. Therefore, the demolish option is the

84

control systems, improved café kitchen and back of house facilities, upgrading toilets and hireable spaces.					base option. It results in a reduced level of service for the visitor experience and heritage value, as well as loss of jobs and revenue.
	Renew all end-of-life aspects (Do minimum)	2024	2024-2028	$12m	Do minimum results in maintaining facilities and meeting legislative requirements with temporary buildings for staff facilities and maintains current levels of service which do not meet inclusion and accessibility requirements and are less efficient to operate.
	Basic upgrade Begonia House	2024	2024-2028	$17.5m	Buildings are demolished and replaced, new staff facilities and improved HVAC, greenhouse, events area, café and kitchen. Double glazing. Climate control is economically and environmentally efficient. Addresses safety and structure integrity. Increases potential for year-round usage. Does not address accessibility and inclusion.
	Full upgrade (preferred)	2024	2024-2034	$20m	Site-wide renewals and upgrades and in addition to the basic upgrade, includes changing places facility and additional seating. Reduced operational costs, lower maintenance, and increase revenue potential.
Frank Kitts Park Frank Kitts Park is partly built over a car park that is currently vacated due to resilience issues. In September 2021 Council made the decision to demolish the earthquake prone car park and develop as a key destination park in the city's open space network.	Investment to support the delivery of a destination park	2024	Consenting 2024-2027 Constructio n2027-2031	$3m $40.8m	There is a risk that investment in the Frank Kitts Park will be insufficient to deliver a destination park which meets community expectations.
Renewals of Parks and Open Spaces Buildings across the portfolio have a recent condition assessment. The current renewal requirements are substantial and cannot be fully funded if the Council is to operate within the limits identified in the Financial Strategy. • Cemetery • Open spaces • Outdoor sports facilities	Funding parks and open spaces asset renewals at 75% of unconstrained budget and closing any gaps in the outer years.	2024	2024-2034 2034-2044 2044-2054	$105.3m $149.7m $140.7m	Deferring 25% of renewals does carry some risk. This will be managed through prioritising safety and compliance for built assets. Open spaces will follow a similar approach. Overall condition will begin to decline. Building data is up to date. Open space data is continuously reviewed.
	Fully fund renewals	2024	2024-2034	$144.6m	

• Play spaces	2034-2044	$199.6
	2044-2054	$187.6

NOTE: Dollar amounts are indicative for out years and will be refined as more information is available and the implementation period draws closer.

Parks & Open Spaces Activity Opex and Capex forecast

Year	Operating Expenditure	Capital Expenditure
2024/25	57,614,180	18,241,436
2025/26	58,859,429	17,955,548
2026/27	59,477,502	17,271,773
2027/28	60,466,690	24,376,621
2028/29	61,306,859	47,938,213
2029/30	64,642,427	32,970,788
2030/31	67,860,262	22,467,180
2031/32	70,343,109	28,952,259
2032/33	73,347,454	24,665,982
2033/34	75,420,893	23,804,027
2034-2039	384,251,636	155,263,787
2039-2044	421,068,452	100,590,258
2044-2049	450,568,770	165,035,791
2049-2054	432,543,360	82,608,672
Total	**2,337,771,023**	**762,142,334**

Figures are inflation adjusted

Community and recreation facilities

Strategic direction

Community facilities are a core part of our city's social infrastructure – providing places where people can connect, participate, play, create, perform, be inspired, build wellbeing, and develop a sense of belonging and purpose. We have 277 facilities, including libraries, community centres, recreation centres, pools, community and recreation leases of land and buildings, community spaces in Council housing assets and public toilets.

The Council's Te Awe Māpara | The Community Facilities Plan[5] (refer to Appendix 2 – Summary of community facilities issues for more detail) guides our provision and decision-making about community facilities for the next 30 years. It includes 58 prioritised actions and provides the framework to ensure we have thriving and accessible community facilities – where people connect, have fun, and belong.

In addition to Te Awe Māpara, Te Whai Oranga Pōneke (the Open Space and Recreation Strategy) provides an overarching framework and strategic direction for Council to manage public open space, recreation facilities and recreation programmes and services over the next 30 years. The strategy includes the provision of pools and recreation centres in Pōneke.

Together, Te Whai Oranga Pōneke and the Community Facilties Plan provide guidance for how future investment decisions will be made to ensure our facilities and assets continue to support quality service provision to our communities into the future.

Asset overview

Our assets are valued (Optimised Replacement Value) at approximately $852.2 million as at 30 June 2023 and include but are not limited to:

- 44 natural and 11 artificial sports turf's
- 108 playgrounds
- Berhampore Golf Course
- croquet facilities, tennis, netball, and basketball half courts
- 7 Skate parks
- Clyde Quay Boat Harbour and Evans Bay Marina

The Council's community facility portfolio is based on a current value of $420 million. There are a total of 277 facilities in 282 buildings (some facilities are based in multiple buildings) including:

- 7 swimming pools (including two outdoor pools)
- 12 libraries
- 5 recreation centres, including Ākau Tangi
- 25 community centres
- 131 lease facilities across approximately 177,000 sqm of lease space (including land)
- 1 marae
- 13 community spaces in Council housing assets
- 83 public toilets.

[5] https://www.letstalk.wellington.govt.nz/wellingtons-community-facilities

Asset condition and lifecycle

Data confidence overall for this group of assets is “A – Very High”. All buildings in this grouping have been assessed through a comprehensive condition assessment survey undertaken in 2023. Additional to the below graphed groupings are non-building assets including playground and sports fields, playgrounds, skate parks and plant and equipment at specialised sites such as pools. The data confidence for these are also “A – Very High”. WCC undertake regular condition assessments and inspections of these assets, with the majority of these being assessed within the last 3 years. Systemised capture of complex plant and equipment is an improvement plan item identified to occur over the LTP period.

The condition of assets within the built portfolio is primarily within the average to very good range, with less than 5% of assets being rated as poor to very poor. Built assets within the Marina are good to very good, however 25% of assets within this grouping are average or worse.

The condition of both building and non-building assets within the grouping are detailed fully within their respective AMP’s.

Asset data pertaining both to the buildings, as well as non-building assets is maintained within WCC's Asset Management Systems. Building data has been aggregated into common groupings based the primary services they deliver across the network. Alongside this asset data, centralised repositories detailing factors such as heritage listings and earthquake prone buildings is maintained and factored into and underpins any lifecycle forecasting and renewal planning decisions. Detailed assessment information is also held on plant and equipment and infrastructure assets within the portfolio – such as wharves and pilings at marinas.

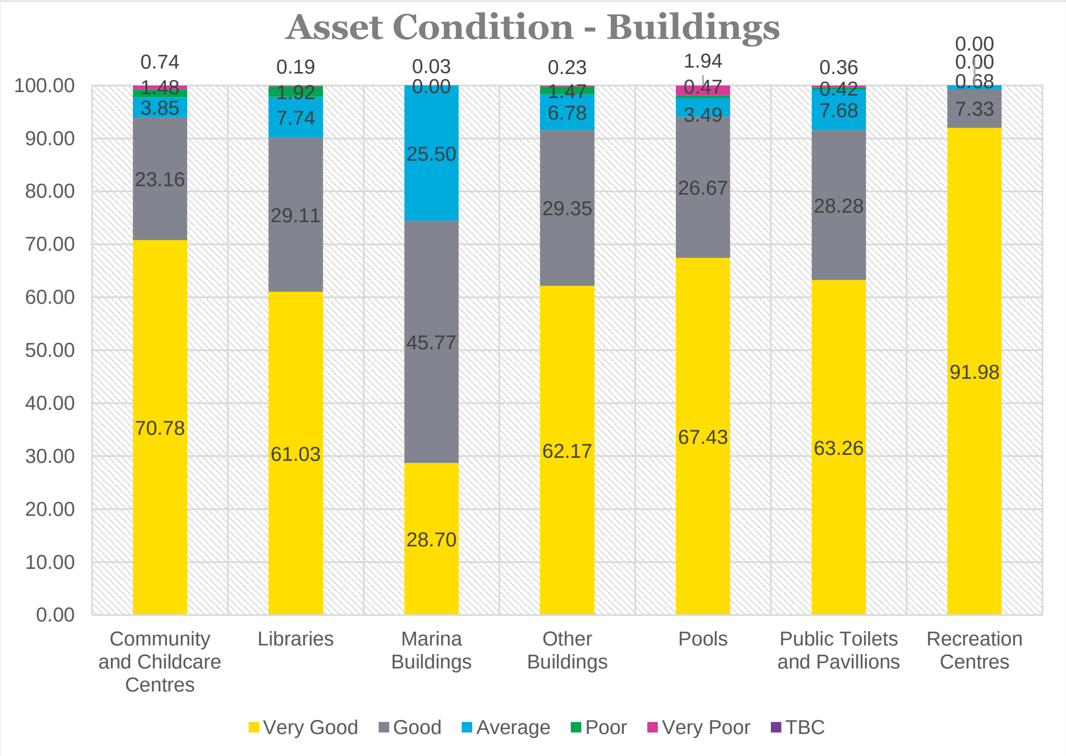


Figure 16: Community and Recreation Facilities Asset Condition

How we forecast Asset renewals

Renewals of assets within this group of activities are driven primarily from data, stemming from robust condition assessments of the portfolio and based upon condition, performance, cost and age. Known issues that are non-data driven are considered and factored into planning decisions, such as seismic resilience and climate change. Detailed lifecycle forecasts are captured and provided in the financial section of the Activity Management plan and summarised in the financial section of this document.

Asset Lifecycle

Component based lifecycle analysis has been undertaken for all portfolios within this activity grouping, with multiple scenarios of renewal investment modelled and compared to an unconstrained expenditure profile to determine associated risk of deferred renewals.
The preferred scenario to be adopted is based upon funding 75% of predicted renewals in years 2024 to 2033, with any deferred renewals over this period to be funded and spread across years 2034-2043. The level of risk associated with deferral of these renewals is reasonably low, with the majority of assets still remaining within an average to very good condition rating across the deferral period. The below graph is demonstrative of an unconstrained approach to expenditure to the buildings within this portfolio, and associated condition grade index. Additional lifecycle information relating to both building and non-building assets is captured and detailed within the applicable Asset Management Plan.

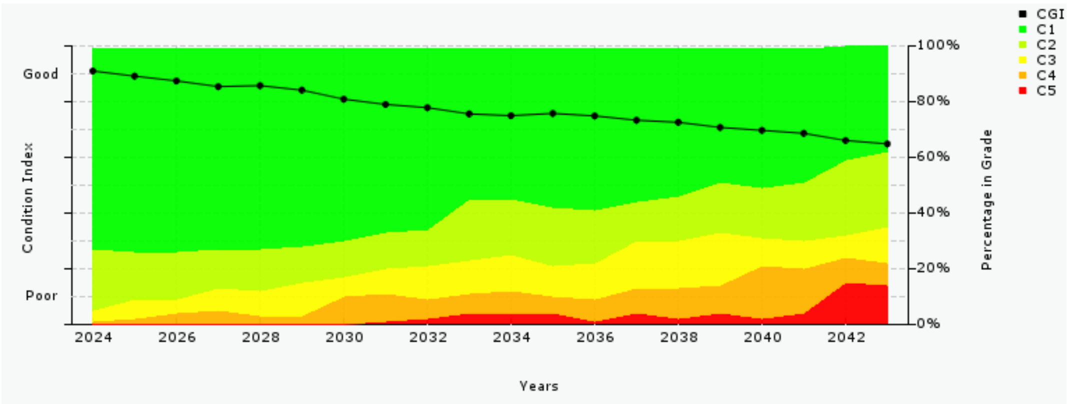


Figure 17: Community and recreation Facilities 20 Year Asset Lifecycle Analysis – Unconstrained Expenditure

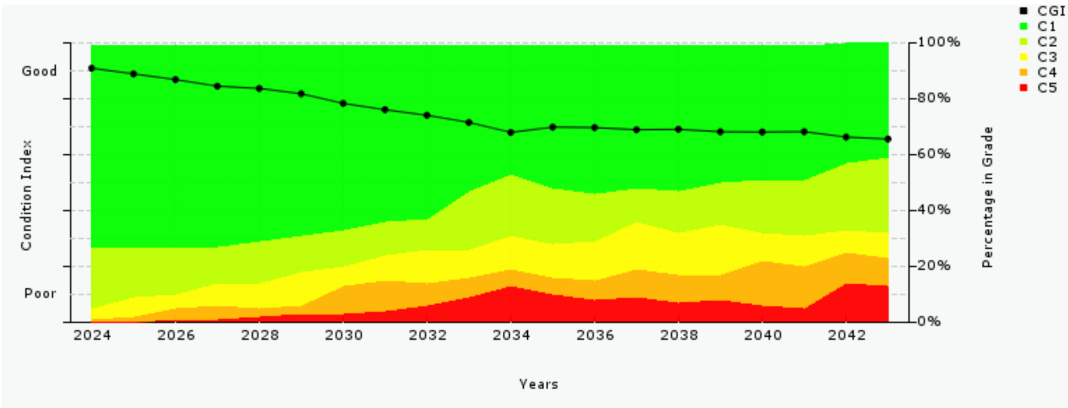


Figure 18: Community and recreation Facilities 20 Year Asset Lifecycle Analysis – 75% Constrained Expenditure

Application of the 75% funding is manageable with minimal risk. We will be keeping Community Facilities renewals to a bare minimum while the investigations as per the Community Facilities Plan take place. The focus will be on safety and compliance.

Level of service and performance

Council provides a very wide range of assets and facilities to support its community and recreation services. The services delivered through our facilities generally have high user satisfaction (libraries 85%, community centres and hall 85%) and high community utilisation. Cleanliness, smell and maintenance of public toilets are the most significant areas of dissatisfaction.

Some of our facilities are however starting to age – the average age of our community facilities is 58 years – and this means that some of the facilities are no longer fit for purpose and/or meet community expectations. We have an over provision in facilities, mainly because of the age and smaller centres The only identified network gaps relate to recreation centre provision and specific aquatic facilities for play and hydrotherapy.

Through our city-wide needs analysis, we found that Wellington has a substantial number of community facilities, but many are small, ageing and not fit-for-purpose. Some facilities are not fully accessible, and many do not reflect te ao Māori. There is an uneven distribution of facilities leading to overlapping catchments, diluting demand, and contributing to low use of some facilities. Besides identified gaps in the provision of indoor recreation and some aquatic services, geographically the city is well covered, but it is the design, size and quality of facilities impacting the ability to meet needs, now and as the city grows. Wellingtonians are calling for better quality and a wider range of offerings, not necessarily more facilities.

A key level of service gap is for all new buildings and existing facilities to meet accessibility codes. We do not yet have data on this.

Council's role

The Council provides community facilities, programmes, and experiences to encourage participation in recreational, cultural, creative, social, and learning opportunities. The physical spaces – or facilities – are the platform for community development, connection, activities, and services to take place. We know these opportunities and connections contribute significantly to our physical, mental, social, emotional, and spiritual wellness. Wellingtonians are highly engaged and really value community facilities, and there is some concern about closing facilities due to the potential impact on communities.

The Council currently owns a large portfolio of public toilets as they contribute to the maintenance of public health and wellbeing, and the private sector does not always provide public conveniences to the required level and/or quantity. We recognise that clean, well-maintained public toilets that are accessible, safe, and strategically situated are an important amenity that support people to live, work and play in Pōneke.

Key challenges

This activity group is affected by all the identified key challenges.

- **Population growth and changing demand –** Many of our community facilities are small, single purpose or stand-alone, and not fit-for-purpose. Our analysis found there is little collaboration across facilities, even when buildings are situated close to each other. There is also an uneven distribution of facilities contributes to overlapping catchments, spreading demand between some facilities. Together these challenges result in lack of flexibility to cater for changing demand, increased user dissatisfaction and low use of facilities, and high maintenance and operating costs. To accommodate anticipated demand and changing community needs, we need better facilities, not more. Geographically the city is well covered, but it is the design, size, quality and how we deliver our recreation and community facilities of facilities impacting the ability to meet needs, now and as the city grows. The exception to this is identified gaps in the provision of indoor recreation and some aquatic services, particularly pool play spaces, and hydrotherapy facilities.

- **Aging and declining condition of infrastructure –** The average age of our facilities is 58 years, which contributes to deteriorating condition and appeal, and increasing maintenance and operational costs. For older facilities, the design may not be suitable for current needs, and not meet modern standard to be accessible, inclusive, or sustainable. With an ageing network of facilities, there is a lot to do. The Council has many priorities and we do not have the funding to do it all at once. We therefore need to carefully evolve, by being smarter and maximising the benefits of our facilities and investment. Te Awe Māpara highlights our three oldest pools are reaching the end of their useful lives and have issues with accessibility, fit for purpose, earthquake prone and impacts of flooding and sea level rise.
- **Mitigation and adaptation to climate change –** Climate change is placing increased pressures on all our facilities, some facilities have been impacted by extreme weather events, it is likely these will be impacted again and more severely. In responding to climate change, we also need to reduce carbon emissions. Our swimming pools contribute to about 45% of the Council’s entire building carbon emissions. We need to ensure our buildings are energy efficient and have a low carbon profile, with a focus on moving away from fossil fuels to electricity. Sea level rise and more frequent severe weather events causing flooding are having impact on some of our community facilities, particularly some of our pools.
- **Earthquake hazards and earthquake prone buildings –** 10% of our community centres, pools, recreation centres and libraries are seismically vulnerable, as well as other community facilities in the network. Some are in locations prone to liquefaction, tsunami, and earthquakes.
- **Affordability and deliverability –** Over the last seven years there has been a 45% increase in operating costs of community facilities, driven by inflation, decreased revenue (over the period of the Covid-19 pandemic), insurance and utility increases significantly above inflation, and increasing maintenance and delivery costs. The cost of maintaining and upgrading our community facilities is continuing to rise due to the number and age of the facilities as well as inflationary pressures such as the costs of materials and labour. We need to apply consistent criteria to determine our priorities and ensure investment delivers the greatest benefits against the outcomes we want to achieve.

Principal options

This activity and related solutions primarily contribute to the priority *“Invest in sustainable, connected and accessible community and recreation facilities.”* We will also take every opportunity to apply each of the strategic approaches.

The following shows how we have used the strategic priorities and applied the overarching principal options to identify specific options to address the key issues for this activity group.

- **Prioritising growth areas –** We will prioritise undertaking the investigations into local area needs first to enable better long-term planning. Any infrastructure delivery will be prioritised according to the spatial plan priority areas in conjunction with the prioritisation criteria set out in the Community Facilities Plan.
- **Targeting emissions reductions to the greatest gains and operational efficiency –** Council’s Decarbonisation Plan outlines a programme to move away from the use of natural gas and improve the energy efficiency of many of Council’s buildings including community facilities. The greatest emissions reduction gains will come from degasification of the pools. This change will also result in operational cost savings as the cost of natural gas continues to significantly increase and is projected to do so in the future.
- **Mitigating climate change and grow our understanding of adaptation impacts and costs –** Some of the Council’s pools and marinas are key assets in this activity area affected by the impacts of climate change, including sea level rise. Climate change

adaptation planning will help inform future investment decisions, particularly for assets in coastal locations. Future community leases and renewals will take into account any impact of climate change and adaptation requirements.

- **Strategic rationalisation to better manage the overall asset portfolios –** In addition to the outcomes sought by the Community Facilities Plan and Te Whai Oranga Pōneke, strategic rationalisation will be a key factor for consideration in the investigations of each area's needs.
- **Prioritising interventions and the work programme for affordability –** Community and recreation facilities are expensive to build and maintain. Over the last seven years there has been a 45% increase in operating costs, driven by inflation, decreased revenue (over the period of the Covid-19 pandemic), and increasing maintenance and delivery costs. Managing demand and optimising levels of service will be a key consideration in the investigation and activity management of community facilities and services. We will follow a robust process to work with the community, understand needs, test all options, determine the best response, and prepare a business case to provide clear justification for any investment to change a community facility.

Issues and options

A summary of the detailed list of issues is provided in the appendix.

Issues	Options	Decision Date	Delivery Timing	Costs	Risks and Implications
Addressing ability to meet changing demands, accessibility and inclusion	Undertake investigations as per the Community Facilities Plan	There will be rolling decisions to be made as each investigation is completed	 2024-27 2027-30 2030-34 2034-44 2024-27 2027-30 2030-34 2034-44 2044-54	Opex $880k $585k $385k $260k Capex $400k $11 m $101.5 m $114 m $71.5 m	Note that the costs for physical works are unknown until such time that these 44 investigations have been carried out in partnership with community. Indicative capex costs for any physical works associated with all the 44 delivery and facility investigations could be between $250m through to $530m over 30 years.
Central Wellington Pool Provision (Freyberg, Thorndon & Khandallah)	Undertake a detailed needs assessment and feasibility study as per Community Facilities Plan (Preferred)	Work to be completed in first 18 months, to allow decisions on these pools to be made as part of the 2027-37 LTP	 2024-26	Opex $120k	Significant capex will be required. Retention of existing facilities is estimated to be considerably more costly than a new consolidated facility. It is noted there is a lot of community attachment to each of the existing pools.
	Khandallah Pool redevelopment – new pool	2024	2021-31 Ongoing	Capex $11.7m Opex $1.1m p.a.	The $11.7m cost of the pool is significant for the potential pool size (25m x 7.5m) and it comes with significant site constraints. The cost of $62,400 per square metre of water space is approximately three times more expensive than two recent indoor pool developments (Stratford Aquatic Centre and Hawke's Bay Aquatic Centre). Indoor pools generally have a much higher cost than outdoor pools, due to the cost of

					building fabric, protective coatings, vapour barriers and the need for mechanical ventilation. The high build cost, reduced pool size, and other site constraints, including limited parking, are anticipated to result in a low value outcome for the level of investment, with a potential increase in ratepayer subsidy per swim from $25 per swim (in the 2022/23 year) to approximately $60 to $80. In 2022/23 the ratepayer subsidy per swim across all pools averaged $22.
	Close the pool, landscape the site (preferred)	2024	2021-31 Ongoing	Capex $4.5m Opex $0.34m p.a.	The landscape option would restore the stream channel, improve flooding mitigation, and create a new entranceway into Khandallah Park.
High carbon emission profile of swimming pools	Complete degasification of the 4 identified pools	2024	2024-34	Capex $15.5m Opex $8.4m	The project will result in lower costs to run – an average annual operating saving of $1.37m /year. The required energy network upgrade means a project at Freyberg Pool cannot be completed prior to 2028/29. Any building and plant upgrades for Freyberg Pool will be considered as part of Central Wellington swimming pool provision.
	Defer (Although the Council would prefer to do degasification, the decision has been taken to do nothing for affordability reasons at this time, to be revisited in future LTPs)	2027	TBC	TBC	There is a likely ETS liability of $344k/year by 2023 increasing to $574k/year by 2050.
Addressing deteriorating condition and appeal of facilities Renewals includes: • Libraries • Community and childcare centre • Community halls • Pools and recreation facilities • Public toilets	Fully fund renewals Fund renewals at 75% for 10 years, then increase to 125% in years 10 to 30 (Preferred) Reduce levels of service	Every 3 years	 2024-34 2034-44 2044-54	Capex $60.5m $137.3m $148.6m	Deferring 25% of renewals does carry some risk. This will be managed through prioritising where the greatest need is, to meet the objectives of the Community Facilities Plan. The focus will be on safe and compliance buildings. But we will be keeping renewals to a minimum on buildings that are subject to review before the outcome is identified. However, in the longer term it may result in increased maintenance in outer years. Increases operational risk.
Evans Bay Marina Evans Bay marina has significant performance challenges. Some short-	Pause and reset – undertake a section 17a review to determine long term future in time	2027	2027 – 2031	$15m	Requires investment until long term decisions made.

term renewal investment will continue to be needed until future options are decided. The Evans Bay Marina requires a considerable upgrade due to its age, and sea level rise. The operational model for this also needs to be reviewed and a decision about whether we retain this into the long term will need to be made. Decision required 2027.	for the 2027 LTP, including consideration of full upgrade of Marina, demolish and repurpose coastal area.		Undertake a staged upgrade to spread financial risk. Heightened risks to reputation if Marina is demolished. High ongoing costs to keep marina functional, not allowing for sea-level rise and risk of asset failure.

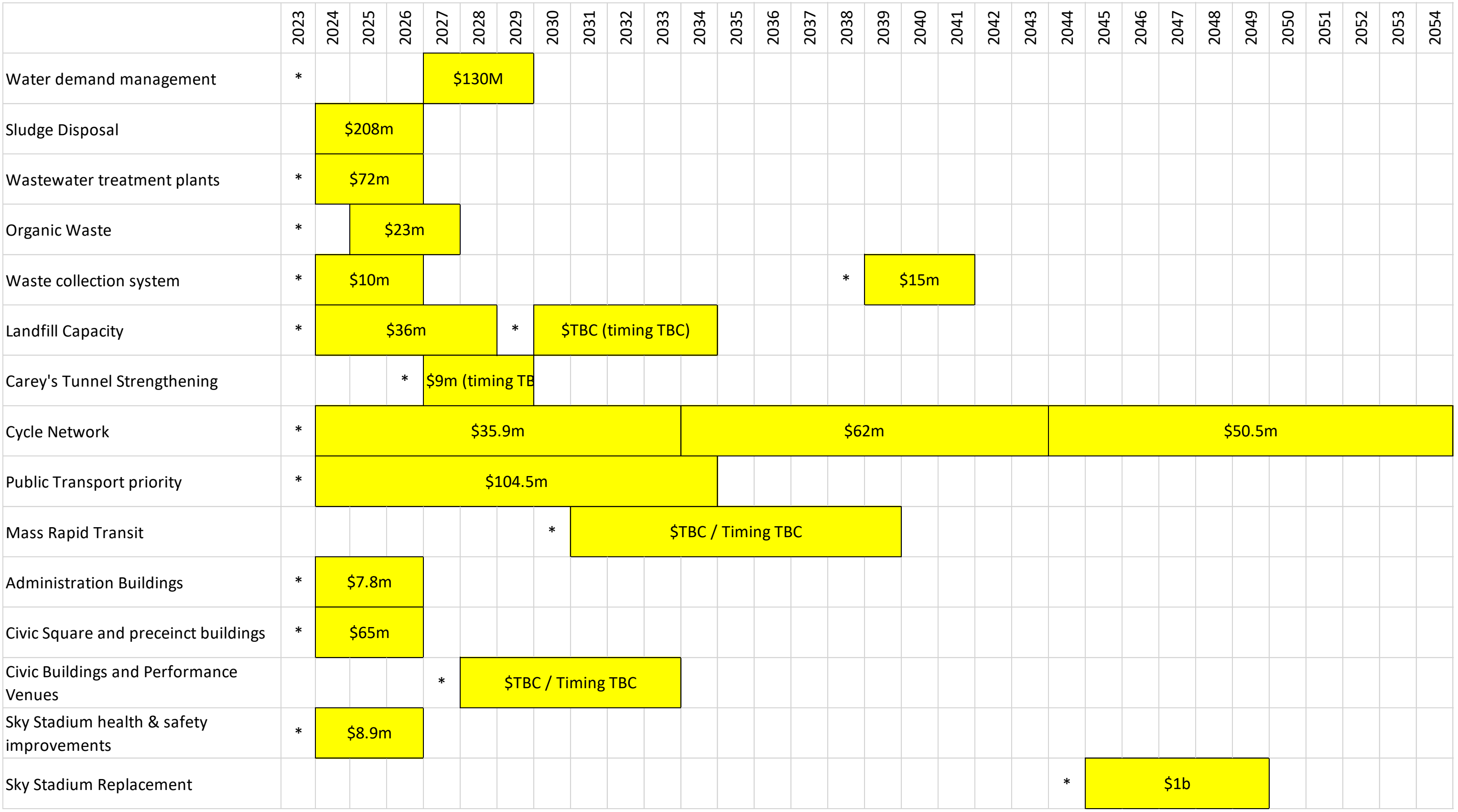
NOTE: Dollar amounts are indicative for out years and will be refined as more information is available and the implementation period draws closer.

Community and Recreation Facilities Activity Opex and Capex forecast

Year	Operating Expenditure	Capital Expenditure
2024/25	134,415,530	24,807,140
2025/26	143,359,640	27,428,659
2026/27	146,365,809	24,354,283
2027/28	153,656,665	18,873,853
2028/29	158,675,981	19,627,398
2029/30	163,212,832	16,604,706
2030/31	167,452,035	36,539,751
2031/32	171,869,461	51,494,827
2032/33	178,093,589	53,335,042
2033/34	183,747,161	41,371,078
2034-2039	980,932,803	210,493,065
2039-2044	1,077,527,327	228,194,137
2044-2049	1,153,986,732	170,582,548
2049-2054	1,137,040,310	107,796,818
Total	**5,950,335,876**	**1,031,503,305**

Figures are inflation adjusted

Programme view of likely scenario infrastructure investments



96

<table>
<tr><th></th><th>2023</th><th>2024</th><th>2025</th><th>2026</th><th>2027</th><th>2028</th><th>2029</th><th>2030</th><th>2031</th><th>2032</th><th>2033</th><th>2034</th><th>2035</th><th>2036</th><th>2037</th><th>2038</th><th>2039</th><th>2040</th><th>2041</th><th>2042</th><th>2043</th><th>2044</th><th>2045</th><th>2046</th><th>2047</th><th>2048</th><th>2049</th><th>2050</th><th>2051</th><th>2052</th><th>2053</th><th>2054</th></tr>
<tr><td>Social Housing Upgrade Stage 2</td><td>*</td><td colspan="12">$400m</td><td colspan="19"></td></tr>
<tr><td>Land acquisition for parks, open spaces and recreation</td><td></td><td colspan="5"></td><td>*</td><td colspan="3">$21.5m</td><td colspan="3">$21.5m</td><td colspan="3">$21.5m</td><td colspan="3">$21.5m</td><td colspan="3">$21.5m</td><td colspan="3">$21.5m</td><td colspan="3">$21.5m</td><td colspan="3">$21.5m</td><td>$7m</td></tr>
<tr><td>Parks and Open Spaces Development</td><td>*</td><td colspan="6"></td><td colspan="3">$13m</td><td colspan="3">$3m</td><td colspan="3">$3m</td><td colspan="3">$3m</td><td colspan="3">$3m</td><td colspan="3">$3m</td><td colspan="3">$3m</td><td colspan="3">$3m</td><td>$1m</td></tr>
<tr><td>Central City Green Network</td><td>*</td><td colspan="10">$18.9m</td><td colspan="21"></td></tr>
<tr><td>Suburban Centre Upgrades</td><td>*</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td colspan="2">$2m</td><td>$2m</td></tr>
<tr><td>Kilbirne Park Upgrade</td><td>*</td><td colspan="2">$5.4m</td><td colspan="29"></td></tr>
<tr><td>Grenada North Park</td><td>*</td><td></td><td colspan="2">$14m</td><td colspan="28"></td></tr>
<tr><td>Te Aro Park</td><td>*</td><td></td><td colspan="2">$11m</td><td colspan="28"></td></tr>
<tr><td>Waterfront Improvements (Public Safety)</td><td>*</td><td colspan="4">$7m</td><td colspan="27"></td></tr>
<tr><td>Waterfront Seawall</td><td>*</td><td colspan="10">$4.4m</td><td colspan="21"></td></tr>
<tr><td>Cemetery</td><td></td><td colspan="2">$1.54m</td><td colspan="2">$5.4m</td><td colspan="27"></td></tr>
<tr><td>Begonia House Remediation</td><td>*</td><td></td><td colspan="9">$20m</td><td colspan="21"></td></tr>
<tr><td>Frank Kitts Park</td><td>*</td><td colspan="3"></td><td colspan="4">$40.8m</td><td colspan="24"></td></tr>
<tr><td>Community and Recreation Facilities Improvements</td><td>*</td><td colspan="3">$.4m</td><td colspan="3">$11m</td><td colspan="4">$101.5m</td><td colspan="10">$114m</td><td colspan="11">$71.5m</td></tr>
<tr><td>Khandallah Pool redevelopment</td><td>*</td><td colspan="7">$4.5m</td><td colspan="24"></td></tr>
<tr><td>Degasification of Pools</td><td></td><td colspan="3"></td><td>*</td><td colspan="10">$15.5m</td><td colspan="17"></td></tr>
</table>

NOTE: Dollar amounts are indicative and not inflated for out years and will be refined as more information is available and the implementation period draws closer.

Appendices

Appendix 1 – NIWA forecasting assumptions

Regional climate change assumptions
Climate change variables (projections) 2017
https://www.gw.govt.nz/assets/Documents/2017/06/Climate-Change-and-Variability-report-Wlgtn-Regn-High-Res-with-Appendix.pdf

Climate extremes 2020
https://www.gw.govt.nz/assets/Documents/2021/11/GWRC-2020-extremes-appendix-FINAL.pdf

WCC NIWA Reports for district plan
Sea-Level rise projections - March 2021 (1MB PDF)
Coastal hazards report - August 2021 (14.2MB PDF)

Appendix 2 – Summary of community facilities issues

The full plan can be found online.

https://www.letstalk.wellington.govt.nz/wellingtons-community-facilities

Ability to meet changing demands

We have substantial provision of community facilities in Wellington, not including public toilets we have about one facility per thousand people and 1.2 sqm per person.

Most of the facilities are small, stand-alone, and single purpose. Excluding a few very large facilities, like Ākau Tangi and the Wellington Regional Aquatic Centre (WRAC), the average size of all community facilities is 524 sqm. Small and older facilities do not cater for the range of current community needs or provide flexibility for changing needs and aspirations.

A key finding is community facilities that may have been perfect 50 years ago, are no longer fit-for-purpose for today and the future.

Geographically we have enough facilities to serve the city, however the following gaps exist:

- Recreation centres: these facilities are under pressure and there is an indicative geographic gap around Takapū/Northern and Wharangi/Western area.
- Swimming pools: we do not have enough play or hydrotherapy water in our network and there are potential geographic gaps in learn to swim provision.
- Public toilets: there may be geographic gaps in the City Centre, and at some community neighbourhood parks and beach areas.

Wellington does not need more, but better community facility provision. We need to work with the community to make careful decisions about future provision. Investment will be needed to address the identified challenges and to deliver thriving and accessible community facilities, where people connect, have fun, and belong.

Accessibility and inclusivity of community facilities

In Pōneke there are many different communities with diverse interests, needs and aspirations for community facilities. Our analysis found across the 49 libraries, community centres, recreation centres and swimming pools, there are a range of fit-for-purpose issues including:

- 75% of facilities do not reflect mātauranga Māori or te ao Māori, with minimal or no te reo signage or visibility of Māori narratives, identities, histories, or landmarks.

- 44% of facilities have poor accessibility into or through the spaces.
- 38% of facilities are not inclusive for diverse needs, such as gender-neutral toilets, baby changing / parenting facilities and low sensory spaces.
- 15% of facilities have aspects which are unsafe for users or staff.
- The functionality of community facilities for art and creative activities is a significant limitation identified by both users and facility providers.

Investigations will be done in partnership with mana whenua, Māori, and all communities to understand the diverse needs and lived experiences of diverse groups.

Deteriorating condition and appeal of facilities

Our analysis found across the 49 libraries, community centres, recreation centres and swimming pools, there were the following quality issues:

- 27% of facilities have significant building issues like leaks.
- 25% of facilities have insufficient capacity (size), 15% are not functional for intended activities and 27% have poor flexibility.
- 10% of facilities have seismic issues and 13% are in vulnerable locations for natural hazards.

Using the actions and consistent decision-making process set out in Te Awe Māpara, we will continue to carry out maintenance and improvements to existing facilities to maximise the value of what we have.

We recognise in some situations, where facilities are in deteriorating condition, inaccessible, poorly located, or poor design, the option which provides the greatest value for money may be to divest an existing building and consider alternative options. Given the age of facilities, there may be times when we need to consider divestment, such as:

- A building comes to the end of its useful life.
- Need for a facility diminishes and the building cannot be adapted.
- The site where a facility is located is subject to significant resilience risks which cannot be sustainably mitigated.
- A lease/licence has expired or terminated, and the building is not fit-for-purpose or needed.

High carbon emission profile of swimming pools

Pools contribute 45% of Council's building carbon emissions. Swimming pools are heated and cooled with gas, and collectively are the Council’s largest user of both gas and electricity.

The decarbonisation of the Council's community facilities, including the pools, is a significant part of the wider Energy Decarbonisation Plan (EDP). Delivering the EDP is critical to reach the 57% 2030 reduction target set out in Te Atakura.

The four pools in scope are: WRAC, Keith Spry Pool, Tawa Pool, Karori Pool.

Note that as part of decarbonisation, along with switching away from fossil fuels, this programme includes improving the energy efficiency of mechanical plant such as Heating, Ventilation, Air Conditioning (HVAC) systems which are critical in the environmental control of pools (i.e. managing the air within a swimming pool complex).

Affordability

Community facilities are expensive to build and maintain. The Council has a community facility portfolio based on a current value of $420 million. The cost of delivery is approximately $64 million for the primary network of libraries, swimming pools, recreation centres and community centres.

Over the last seven years there has been a 45% increase in operating costs, driven by inflation, decreased revenue (over the period of the Covid-19 pandemic), and increasing maintenance and delivery costs.

The decisions made early in the process have a direct impact on the long-term success of a facility. These decisions include the location, size, design, materials, and assumptions about how the facility will be delivered. A robust investigation process ensures all these aspects are assessed before a decision to invest is made.

In the past some decisions have not always followed a consistent process or been fully informed by evidence, which has resulted in:

- Facilities in poor locations or with design deficiencies which impact how easily people can use and access the facilities, and the efficiency of the facility to operate.
- Missed opportunities to achieve a holistic network.
- Lack of forward thinking to achieve the Council's strategic outcomes like good urban design and hazard resilience.
- Focusing on a building solution when non-building options like pricing, programming, and marketing may be more beneficial.

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Contact details and any other department information here.
Contact details and any other department information here.
Contact details and any other department information here.
Contact details and any other department information here.

wellington.govt.nz/[insert your specific url here]

DRAFT Activity Group statements

Economic and Cultural Wellbeing

Activity Group: Arts and Culture activities

Purpose

- Our city is recognised as the creative capital of New Zealand. This reflects a mix of factors, including the presence of national and local arts organisations, as a centre of major arts tertiary education in the city, funding support from the Council, a thriving community of Māori creatives, the sense of a supportive citizenry, and a reputation for edgy and interesting arts in the city.

Services we deliver

- Infrastructure support to the sector through management of Toi Poneke, Hannah Playhouse and governance overview of civic venues managed on council's behalf by WellingtonNZ
- Delivering free public events throughout the year, including key Māori celebrations and events (e.g.: New Years Eve, Matariki: Ahi Kā Festival, Anzac Day), supporting major cultural events (e.g. Diwali) advising, funding and logistical support for a range of community events)
- Supporting, delivering or commissioning a range of public art around Wellington, including some provision of public art by Māori and mana whenua artists (e.g. Mason's Lane and Courtenay Place lightboxes, Waituhi flags, art on walls, support for Sculpture Trust)
- Managing the city's art collection of over 600 works
- Direct grants support to creative sector organisations, agencies and projects at professional and community levels. This includes support for events and festivals and grants that directly target Māori creatives.
- Facilitating career pathways for artists and arts organisations; advocating for creative value in Wellington City.
- Funding Experience Wellington a programme of free and charged for public programmes and learning experiences across EW sites:
    - Wellington Museum
    - City Gallery Wellington
    - Cable Car Museum
    - Nairn Street Cottage
    - Space Place at Carter Observatory
    - Capital E
    - Experience Wellington also cares for the Wellington Collection at the Ngauranga Gorge Collection store.

Overall approach

Arts and culture are an important foundation stone in Wellington's offering – it's a point of difference that the city has and one that all Wellingtonians are proud of. Our overall approach as part of the 2024-34 LTP is to continue making investments that secure foundational arts and culture facilities in the city. This will allow the sector to thrive over the long term. Many of our arts and culture facilities are earthquake prone and require substantial investment in the years ahead. This will be the primary focus over the next three years with most of the capital costs increases for this activity area going into the Town Hall.

We will also do master planning on other arts and culture facilities that are earthquake prone like the Michael Fowler Centre (MFC), the Opera House and the Bond store and have that sufficiently advanced to make a decision as part of the 2027-37 LTP.

To address affordability pressures affecting both the Council and the community, we will continue exploring ways to develop the efficiency of delivering arts and culture services. This includes operating more commercially where possible and identifying areas for savings to ease cost pressures. While recognising the necessity of certain changes to ease cost pressures, we understand the sector's significance to the city. Recognising the Arts and Culture sector's importance to the city, our strategic focus for this LTP is prioritising targeted adjustments over wholesale changes. This involves making essential and strategic investments while implementing minor reductions in specific areas.

Our Commitment

Our commitment is considered across all art and culture activities. The Tūpiki ora Māori Strategy action plan waypoint, Te whakatairanga i te ao Māori | Enhancing and promoting te ao Māori, outlines priorities agreed with Tākai Here partners, including:

- Wellington is a bilingual city by 2040 – Māori, Mana Whenua and the wider community have access to learning opportunities to use to reo Māori
- Mana Whenua and te ao Māori narratives, identities, histories and landmarks are increasingly present and visible, and there is a growing understanding and recognition within the region through education and resource.

LTP Priorities & Outcomes:

The Arts and Culture initiatives for this activity contribute to the 2024-34 LTP strategic priority(s):

- Nurture and grow our arts sector
- Revitalise the city and suburbs to support a thriving and resilient economy and support job growth
- Celebrate and make visible te ao Māori across our city.

These priorities primarily support progress towards the 10-year outcome of 'Cultural Wellbeing – A welcoming, diverse and creative city' and secondly the outcome of 'Economic Wellbeing – An innovative business friendly city'.

Key Capital programmes (next 3 years)

The Wellington Town Hall, a Grade One listed heritage building, is nearly 120 years old. Since the 2013 Seddon earthquake, the Town Hall has remained closed. The Council has been engaged in planning and working diligently to strengthen and reopen the building. The Town Hall is expected to reopen in 2026.

We will also explore potential options for earthquake-prone venues, including the Michael Fowler Centre, Bond Store, and Opera House.

Over the next three years, we will investigate the best course of action for the Te Ngākau Civic Square area. The includes the former Capital E building, the basement supporting the Town Hall, Te Matapihi, and the 'City to Sea' bridge to the waterfront. Options under consideration may involve the possibility of demolishing these structures.

Proposed changes for the 2024-34 LTP (Agreed on 9 November 2023 and 15 February 2024 meeting)

Initiative	Description	Service impact (what does this mean for the community)
Te Ngākau Civic Square	• Developing options for the future of Te Ngākau Civic square, as the area is earthquake prone. Funding has been provisioned to investigate options of what to with the civic square precinct including Capital E, the basement that supports the Town Hall and Te Matapihi and the bridge to the waterfront. Options includes potential demolition.	• Re-opening of Town Hall following a major programme of earthquake strengthening

3

Initiative	Description	Service impact (what does this mean for the community)
Earthquake prone venues	• A number of venues that support the arts and culture sector are earthquake prone (Opera House, the MFC, and the Bond Store (Wellington Museum)) and needs remediating. Decisions on these venues is interdependent with the works required across Te Ngākau Civic Square. • Te Ngākau's design and planning includes identifying and reviewing multiple building options that will shape the Square's future - such as demolition, sale, reconstruction, market testing, and seeking central government or alternative funding. • For 2027-37 LTP we will also identify and explain the options (including a preferred option) for dealing with the earthquake prone venues. The proposal will be part of the 2027-37 LTP consultation document for engagement with the community.	• Investigations may lead to recommendations for change across Te Ngākau Civic Square.
Toi Poneke 2.0	• Developing alternative venue options for Toi Poneke. The current site is earthquake prone, and Toi Poneke needs a new site to continue to provide the service into the future. As part of the move we will also look to reshape the service design, so it better meets Māori and other local arts communities.	• Shifting to a more appropriate venue would upgrade the service even within existing level of Opex funding
Grant Provision	• Reviewing the grants to national arts organisations whose main source of funding is government. We will also consider whether a portion of the savings can be put towards community arts organisations	• Reduction or removal of funding for National organisations • Increase in funding for local arts
Town Hall Strengthening	• Continue work on earthquake strengthening of the Town Hall in the upcoming years, with additional funding to support the ongoing work which was approved on 25 October 2023 Council meeting. The Town Hall is scheduled to reopen in 2026.	• Re-opening of Town Hall following strengthening
Venues Upgrade	• Continue planned upgrade work on venues. Scheduled work includes upgrading HVAC systems for TSB, minor strengthening works on the Bond Store and façade strengthening work on the Opera House.	• Enable continued operation of facilities

Activity Group: City Promotions and Business Support

Purpose

- To maintain a city that is prosperous and facilitates a high quality of life for its residents, we need to support a dynamic and thriving economy.
- To achieve this, we fund WellingtonNZ – Wellington region's economic development agency – who provide tourism promotions, manage Wellington's public convention venues, and support to local businesses.
- We also support events, festivals, visitor attractions, operate Tākina, and maintain relationships with other agencies, domestically and internationally, to foster economic growth.

Services we provide

- Promoting Wellington to domestic and international visitors to encourage the growth of the tourism sector
- Supporting high-quality events, such as World of Wearable Art, which generate cultural and economic benefits for the city
- Improving the city's national and international connections
- Attracting and supporting business activity across Wellington
- Operating civic venues for entertainment, performances, and business events
- Delivering programmes that support businesses to deliver innovation, increase the visibility of te ao Māori and mana whenua create and retain jobs, increase the rating base, support economic growth in target sectors and transition to a circular economy

Overall approach

Council services in City Promotions are expected to continue. There will be a heightened focus on inner city revitalisation, aligning with the Economic Wellbeing Strategy and LTP priorities. This initiative requires enhanced coordination of Council spending across transportation, public spaces, and open areas to yield improved economic and social outcomes.

While an accelerated delivery of economic wellbeing outcomes could be realised through increased spending, it's important to acknowledge the Council's cost constraints. Therefore, the proposed approach prioritises existing spending over an enlargement of the Council's expenditure, aiming to maximise the impact within the defined constraints.

Our Commitment

Our commitment is considered across all city promotions and business support activities, including activities lead by Wellington NZ. The Tūpiki ora Māori Strategy action plan waypoints, Te whakatairanga i te ao Māori | Enhancing and promoting te ao Māori, He whānau toiota | thriving and vibrant communities and Te whakapakari pūmanawa | building capacity, outlines priorities agreed with Tākai Here partners, including:

- Wellington is a bilingual city by 2040 – Māori, Mana Whenua and the wider community have access to learning opportunities to use to reo Māori
- Mana Whenua and te ao Māori narratives, identities, histories and landmarks are increasingly present and visible, and there is a growing understanding and recognition within the region through education and resource.
- The local Māori economy is thriving in the city and is supported by deliberate efforts between the Council and partners to support Mana Whenua, Māori and businesses.
- The Council is leveraging the community, business and industry reach to support Mana Whenua science and technology capability aspirations.

LTP Priorities & Outcomes:

The City Promotions activities initiative contribute to the 2024-34 LTP strategic priority(s)

- Revitalise the city and suburbs to support a thriving and resilient economy and support job growth

5

This priority primarily support progress towards the 10-year outcome of 'Economic Wellbeing – An innovative business friendly city'.

Key Capital programmes (next 3 years)

In the upcoming LTP, we will collaborate with Wellington Stadium to address any health and safety concerns. This effort encompasses the 'Seismic Resilience Project' for the stadium, including the concourse, and other pressing health and safety matters.

Another key capital programme in the upcoming LTP involves the strengthening of the Cable Car bridge. A seismic assessment will be conducted to comprehend the risks and design necessary mitigations before commencing the work.

Proposed changes for the 2024-34 LTP (Agreed on 9 November 2023 meeting)

Initiative	Description	Service impact (what does this mean for the community)
CCO Operating Model	• Review all CCO operating models in time for the 2027 LTP to ensure that Council is maximising the balance sheet benefit of the CCO model.	• No impact on services
Wellington Stadium health and safety upgrade	• Stadium capital requirements- allocate funding to address any health and safety concerns	• Address urgent health and safety matters including seismic resilience.
Cable Car Bridge Strengthening	• Cable car bridge strengthening - undertake detailed seismic assessment and design works to understand the risks and opportunities to manage	• None
City Growth fund	• Hold the level of funding for City Growth fund to deliver on the LTP priority to revitalise the central city via precinct planning and safety initiatives, beginning with Courtenay Place.	• Spend will be leveraged to attract additional private sector investment.

Nature and Climate

Activity Group: Parks, Beaches and Open Spaces

Purpose

- The city's parks, gardens and coastlines are a precious resource that are integral to the health of the city and its people. One-eighth of Wellington's area is reserve, much of which has been protected for generations. Open spaces contribute to a diverse city environment with a wide range of inter-related benefits, including amenity value, biodiversity and landscape protection, recreation and social opportunities, ecosystem services, contribution to the health and wellbeing of residents, and both direct and indirect economic benefits.
- They support the city's response to climate change by acting as a carbon sink and supplement the stormwater network especially in severe weather events.
- Uphold our commitment to our Tākai Here partners to look after and protect our natural environment.
- To ensure these spaces continue to contribute to a high quality of life for all Wellingtonians, we invest to protect, maintain and develop these areas.
- The work we do makes the city's environment greener and more pleasant for all Wellingtonians – it improves our quality of life and sense of pride in the city. These spaces also make Wellington an attractive place to visit

Services we provide

- Managing and maintaining around:
  - 4,305 hectares of parks, reserves and beaches
  - the Wellington Botanic Garden and other Wellington gardens
  - 160 buildings located in parks, reserves or beach areas for community use
  - 367 kilometres of recreational walking and mountain bike tracks
  - 42 coastal structures including boat ramps, wharves and seawalls.

Overall approach

In the Parks, Beaches, and Open Spaces activity, our focus is on managing and restoring natural areas. This encompasses providing high-quality, accessible green open spaces, maintaining and overseeing walking and biking tracks, ensuring the care of Wellington Gardens, and fostering biodiversity through extensive trapping under the Predator Free Wellington. Much of these responsibilities are carried out with our commitment to collaboration with our Tākai Here partners and Māori communities at the centre. Parks, Beaches and Open Spaces services are proposed to largely remain at current levels for 2024-23 LTP. This involves a reduction in the level of previously planned upgrades across the activities in this grouping, to instead hold current level of provision and amenity of parks and open spaces to their current levels. Proposals also include the review of a number of buildings in the activity, particularly waterfront commercial buildings to assess potential for future savings. A range of other critical renewal and upgrade work is proposed to continue, such as safety initiatives on the waterfront, and some potential areas of non-rates revenue opportunities are identified for review.

Our Commitment

Our commitment is considered across all parks, beaches and open spaces activities. The Tūpiki Ora Māori Strategy action plan waypoint, Tiakina te taiao | Caring for our environment, outlines priorities agreed with Tākai Here partners, including:

- The Council, Mana Whenua, Māori and community groups will work together to support existing environmental initiatives to address major environmental challenges for the next 10 years and beyond.

7

Restoring the mauri ora to our taiao is a priority for all environmental initiatives.

LTP Priorities & Outcomes:

The Parks, Beaches and Open Spaces activities initiative contribute to the 2024-34 LTP strategic priority(s)

- Invest in sustainable, connected and accessible community and recreation facilities

This priority primarily support progress towards the 10-year outcome of Environmental Wellbeing – A city restoring and protecting nature and secondly Social Wellbeing – A city of healthy and thriving whanau and communities

Key Capital programmes (next 3 years)

The Council oversees nearly 4305 hectares[2] of reserve land and open space, including the management and maintenance of the town belts in Wellington. This ensures that Wellingtonians can fully enjoy the abundant outdoor spaces available in our city's backyard.

Over the next 30 years, we will continue to enhance the way we manage and utilize our outdoor space through the Te Whai Oranga Pōneke – Open Space and Recreation Strategy, aiming to support the wellness of people to live and play, as well as the fundamentally connected health of the environment.

Some key initiatives in the upcoming LTP include the initiation of the development of the Otari Landscape Plan for Otari-Wilton Bush. This plan incorporates the construction of a new, purpose-built plant nursery and conservation science laboratory. Additionally, we will complete the renewals of Begonia House at the Wellington Botanical Gardens, addressing urgent maintenance needs.

Proposed changes for the 2024-34 LTP (Agreed on 9 November 2023 meeting)

Initiative	Description	Service impact (what does this mean for the community)
Asset Renewals	• Include additional funding for critical renewals across Parks and Open spaces. This includes the waterfront range of wharfs, seawalls and buildings that have significant asset performance challenges that need to be funded. • New capital pressures for waterfront edge protection and seawalls also included as are safety issues.	• Continued operation of critical assets, including waterfront buildings and open space and Begonia House • Continue to safely host events and activities on the waterfront
Revenue Opportunities	• Pursue revenue opportunities, while small overall, to contribute additional revenue. Including looking at paid parking at some venues, donations for Makara Peak Mountain bike park, payments for use of the boat ramp at Evans Bay.	• Introduction of new charges for users of some facilities
Dog Park	• Funding for 2 further Dog park upgrades (off leash and fully fenced	• Increase availability of fenced dog park
Coastal beautification	• Removal of planned upgrade spending on Coastal beautification	• Maintain current service levels (No further improvement to facilities)

Te Whai Oranga Poneke	• Phase the capital and operational pressure for growth for Te Whai Oranga Poneke (Open Space & Recreation Strategy) over a longer period of time.	• Phased in approach to investing in parks and open spaces to accommodate growth, respond to community needs, and ensure facilities are fit for purpose, including for Māori communities.
Land Purchases for growth	• Rephasing of other planned development contribution funded growth Capex: Belmont Gully Lincolnshire Farms Reserve Property Purchase	• Maintain current service levels (No development of land/facilities in new developed/subdivision areas)
Reserves Management Plan development	• Rephasing of other planned development contribution funded growth Capex: Reserves Management Plan Development	• Maintain current service levels (No improvement to facilities)
Town belt	• Rephasing of other planned development contribution funded growth Capex: Town Belt and Reserves Upgrades	• Maintain current service levels (No improvement to facilities)
Evans Bay Marina	• Conduct a comprehensive review of options for Evans Bay marina given significant performance challenges. Include - short-term renewal investment will continue to be needed until future options are decided.	• Ongoing operation of marina in the short-term. Continued asset risks
Core services budget	• Manage within existing budget and maintain service levels with core services budget adjusted to inflation	• Maintain current service levels
Sale of Assets	• Investigate divestment of non-strategic commercially leased assets to generate revenue and/or remove a future liability.	• Ongoing current asset performance challenges continue while investigations are undertaken
Community Facilities Plan investigations	• As part of carrying out the Community Facilities Network Plan investigations, consider whether there are other assets across Parks and Open Space – such as leased buildings in reserves and the Town Belt, that may have reached the end of their useful life or whether there are optimisations to increase efficiencies of the portfolio. Consideration should also be given to limitations in the use of Wellington Town Belt and reserve land).	• Ongoing current asset performance challenges continue while investigations are undertaken

Activity Group: Conservation organisations

Purpose

- Wellington Zoo Trust and Zealandia Te Māra a Tāne (Karori Sanctuary Trust) are Council-controlled Organisations (CCOs) and are part-funded by the Council.
- These places tell a story of our past, our future and of our special wildlife. They attract visitors to our city and inform and educate about conservation and biodiversity. They play a key role in the conservation of biodiversity of our city and beyond.

Services we provide

- Investment that supports the Wellington Zoo to attract visitors, and to inform and educate on the importance of conservation and biodiversity and protection of our planet through the kaupapa of Me Tiaki, Kia Ora!
- Investment that supports Zealandia Te Māra a Tāne to attract visitors, educate, and protect flora and fauna (including at risk taonga species), improving biodiversity for the benefit of our natural environment
- Both organisations are Toitū net carbon zero certified and engage in discussion of sustainable living with visitors.
- Both organisations are global leaders in conservation, sustainability and visitor experience.

Overall approach

The Wellington Zoo and Zealandia will continue to provide conservation attraction to the public. Council continues investment support to the two organisations to help attract visitors and investment support for maintenance and health and safety upgrades. There are few proposed changes to activities in this group other than a proposed improvement in Wellington Zoo in the form of delivery of their master plan capital improvements over the next 20 years. There is an expectation for the CCOs to increasingly manage operating cost pressures through non-Council revenue, and this will create risks if revenue is not able to be achieved or costs managed.

Our Commitment

Our commitment is considered across Conservation organisations activities, including by Wellington Zoo Trust and Zealandia Te Māra a Tāne. The Tūpiki Ora Māori Strategy action plan waypoint, Tiakina te taiao | Caring for our environment, outlines priorities agreed with Tākai Here partners, including:

- The Council, Mana Whenua, Māori and community groups will work together to support existing environmental initiatives to address major environmental challenges for the next 10 years and beyond.
- Restoring the mauri ora to our taiao is a priority for all environmental initiatives.

LTP Priorities & Outcomes:

The Conservation Organisations activities initiative contribute to the 2024-34 LTP strategic priority(s):

- Revitalise the city and suburbs to support a thriving and resilient economy and support job growth

This priority primarily supports progress towards the 10-year outcome of 'Environmental wellbeing' and secondly the outcome of 'Economic Wellbeing – An innovative business friendly city'.

Key Capital programmes (next 3 years)

In the next LTP we will contribute funding to Wellington Zoo's master plan, with a priority on investing in core health and safety aspects of the plan, including the upgrading of assets such as fencing and barriers.

Proposed changes for the 2024-34 LTP (Agreed on 9 November 2023 meeting)

Initiative	Description	Service impact (what does this mean for the community)
Wellington Zoo health and safety	• WCC contribution to Zoo master plan prioritised to core Health and Safety investments.	• Continued delivery of current service levels with some immediate aspects of Zoo master plan meet.
Zealandia capital funding	• Zealandia capital funding requirements delayed or required to be self-funding.	• Delays to some planned capital works
CCO operating models	• Review all CCO operating models in time for the 2027 LTP to ensure that Council is maximising the balance sheet benefit of the CCO model.	• No impact on services
CCO operating grants	• Work with CCO's on how they can drive more revenue and recommend a realistic CPI increase where there is a shortfall after pulling all commercial levers.	• CCOs and Council's operating grant review has identified that current grant levels are inadequate to support CCO operations, particularly for the Zoo. • Will lead to some change to operations in order to manage cost pressures
CCO Revenue opportunities	• Direction to CCOs to pursue alternative revenue opportunities in the 2024 Letters of Expectations	• May result in changes to level of admission charging for facilities

Activity Group: Waste

Purpose

- Wellington currently has lower emissions than big cities in New Zealand and Australia, but we aim to become a net-zero emission city by 2050, following our blueprint: Te Atakura – First to Zero.
- The Council is dedicated to sustainability, which involves using energy, water, land, and resources more efficiently, transitioning to renewable energy, and minimising waste to reduce our environmental impact.
- Our new Waste Management and Minimisation Plan commits us to reducing the total quantity of waste sent to landfill with a longer-term aspiration to achieve a waste-free future for Wellington.
- We aim to:
    - Reduce total waste to landfill by 50 percent by 2030
    - Reduce per capita kerbside waste by 40 percent by 2030
    - Divert 50-70 percent of organic waste from landfill by 2030
    - Divert 50 percent of construction and demolition waste from landfill by 2030 and 70 percent of construction and demolition waste from landfill by 2035
    - Reduce biogenic methane gas by at least 30 percent by 2030.

Services we provide

- Domestic recycling and rubbish collection and facilities for disposing of general household waste
- Green waste disposal and composting facilities
- Education and advocacy for greater waste minimisation practices in the homes of Wellingtonians
- Facilities for disposing of hazardous and industrial waste, waste from developments and construction activities, and waste from emergencies and disasters
- A recycling facility, including a shop for the sale of reusable goods
- Supporting programmes to reduce the organisation's carbon emissions.
- Looking after closed landfills

Overall approach

We aim to treat waste infrastructure built today as a finite resource and carefully manage it, working to preserve its capacity and lifespan as long as possible and without harm or leakage to the environment. Our other approach is to work towards reducing waste management disposal and improve circular management, such as 'reuse, repair, repurpose items' and redesign products that will avoid producing waste. Both of these aims align with Māori perspectives on waste and resources. To achieve this, we will continue to implement our Zero Waste strategy, which was adopted in April 2023 and the implement the action plans from the new Waste Minimisation Management Plan. Actions include introducing a new kerbside collection system, reduce sludge going in landfill, and educating the community better on waste minimisation.

Our Commitment

Our commitment is considered across all parks, beaches and open spaces activities. The Tūpiki Ora Māori Strategy action plan waypoint, Tiakina te taiao | Caring for our environment outlines priorities agreed with Tākai Here partners, including:

- The Council, Mana Whenua, Māori and community groups will work together to support existing environmental initiatives to address major environmental challenges for the next 10 years and beyond.

- Support Climate Change efforts through increasing access and improving partnerships between Mana Whenua, Māori and key players (including local government) who are advocating for climate change solutions, human behavioural changes and actions towards a more sustainable future
- Restoring the mauri ora to our taiao is a priority for all environmental initiatives.
- Our waste programme is being delivered in partnership with our Tākai Here partners wherever possible and in ways that are culturally sensitive and responsive to the histories of our Tākai Here partners.

LTP Priorities & Outcomes:

The Waste activities initiative contribute to the 2024-34 LTP strategic priority:

- Transform our waste system to enable a circular economy

This priority primarily supports progress towards the 10-year outcome of 'Environmental wellbeing'.

Key Capital programmes (next 3 years)

In the 2024-34 LTP, we will continue with the construction of the Sludge Minimisation facility at Moa Point. Construction began in May 2023 and the expected completion date is around mid-2026. This facility will reduce the amount of sludge currently created and being deposed to the Southern Landfill by 60%, by creating a stable, dry, odourless product that can be more easily transported, and used in productive ways such as a soil conditioner and fuel for industrial heat.

We will continue working on the creating a new landfill on top of an old one at the Southern Landfill. Resource consent was lodged in March 2023, decision by mid-2024, and construction is expected to begin in late 2024. The new landfill is expected to be completed and operating in June 2026, the same time current landfill expires.

We will also be working towards implementing the new kerbside collection system, which is expected to be rolled out in 2026.

Social and Recreation

Activity Group: Recreation facilities and services

Purpose

To provide a range of recreation and leisure facilities to encourage active and healthy lifestyles and enable participation in sporting and other group activities.

Through the promotion and support of recreation opportunities we contribute to the development of strong, healthy communities and a high quality of life for Wellingtonians.

Services we provide

- Managing, maintaining and servicing seven pool facilities, four community recreation centres and the Ākau Tangi Sports Centre
- Managing and maintaining outdoor sports facilities in the city, including 44 natural and 11 artificial sports turfs (two in partnership with schools), which provide year-round venues for recreation and competitive sport
- Managing and maintaining 107 playgrounds
- Maintaining other Council owned recreational facilities, including marinas, the Berhampore golf course, croquet facilities, tennis, netball and basketball half courts, playgrounds and skateparks
- Managing about 30 premises leases, 100+ ground leases to a range of recreation, sporting, marae and community organisations.
- Supporting the Basin Reserve Trust, a CCO that manages and operates the Basin Reserve to continue to attract national and international events to Wellington.
- Activities and services not proposed for change will continue to be delivered as status quo.

Overall approach

Recreation facilities and services activities encourage active and healthy lifestyles and enable participation in play, active recreation and sporting activities. The activity will remain largely at current levels for 2024-34 LTP. This involves a reduction in the level of previously planned upgrades across the activities in this grouping, to instead hold current level of provision to their current levels (for example in playground and skateparks). A key feature for this activity grouping over the coming ten years will be the adoption of the Council's Te Awe Māpara | Community Facility Plan. The plan sets out the future approach to guide the Council's provision and decision-making about community facilities. It includes a number of facility investigations to be undertaken in partnership with the community, taking a holistic view across the city, different facility types and consideration of facilities for whānau and hapori Māori. The aim is to be smarter and maximise the benefits of community facilities, and this plan may lead to changes to the mix of future facilities.

Our Commitment

Our commitment is considered across all recreation facilities and service activities, including by the Basin Reserve Trust. The Tūpiki Ora Māori Strategy action plan waypoint, He whānau toiora | thriving and vibrant communities, outlines priorities agreed with Tākai Here partners, including:

- Whānau, tamariki, māmā + pēpī, tangata whaikaha people and kaumātua can move around the city and access the services and spaces they need in Wellington.
- Rangatahi Māori in the city have an opportunity to grow their leadership capability through initiatives designed with Mana Whenua

LTP Priorities & Outcomes:

The Recreation facilities and services initiative contribute to the 2024-34 LTP strategic priority(s)

- Invest in sustainable, connected and accessible community and recreation facilities

This priority primarily supports progress towards the 10-year outcome 'Social Wellbeing – A city of healthy and thriving whanau'.

Key Capital programmes (next 3 years)

The long-awaited Grenada North Park upgrade will commence in the upcoming LTP. Design and engagement for the Grenada North Park sports field upgrades will begin, with the aim of initiating works in the early years of the LTP. Additionally, we will proceed with the planned Kilbirnie skate park upgrade.

Before deciding on the future of the Khandallah pool, we will conduct a review of the quantity survey and consider the options presented in the report regarding the potential use of the site, including costs. The community will have the opportunity to provide feedback and express their preferred options through the consultation document in the upcoming LTP.

Proposed changes for the 2024-34 LTP (Agreed on 9 November 2023 meeting)

Initiative	Description	Service impact (what does this mean for the community)
Planned minor upgrade works	• Completion of minor upgrade works underway and extending into 2024/25.	• Planned upgrades delivered
Kilbirnie Recreation Centre	• Remediating Kilbirnie Recreation Centre given earthquake prone and requiring remediation by 2028. Short term action for Kilbirnie Community Provision in Te Awe Māpara | Community Facilities Plan.	• Enable continued operation of facility
Skate Park upgrade	• Removal of planned skate upgrades at Ian Galloway and Waitangi Parks and accept current level of service. (Planned Kilbirnie skate park upgrade continues)	• No change to current service levels
Khandallah pool*	• Review of the quantity survey and alternative options provided for the site.	• Further engagement with community around the future of the site required.
Grenada North Park	• Commencing design and engagement of Grenada North Park sport fields upgrades with a view to commence works in Year 2.	• Improvement to sportsfield provision in Grenada North
Level of Service change	• Manage within existing budget levels through tactical reductions in service levels in some areas, for example reducing operational support for some sporting codes (e.g. croquet) and have codes manage own maintenance.	• Stop / reduce supporting for some sporting codes. They must manage and maintain their own services (e.g croquet) • Remove end of life assets and do not replace (e.g. lighting, seating)
Renewal Spending	• Renewal spending – limit size of renewal spending through 'sweating' of non-critical assets (for example extending length of time for playground renewals).	• Deterioration of sportsfields condition over time, leading to poorer playing services, less utilisation • Lengthen time between playground renewals • Gradual reduction in asset condition (more poor or very poor asset conditions), leading to increased costs to renew/upgrade.

***** *Subject to decision on 15 Feb meeting*

15

Activity Group: **Community facilities and services**

Purpose

- By providing libraries, community centres and social housing we foster diverse and inclusive communities and enable people to connect with information and each other.
- We provide a wide range of facilities forming part of the city's 'hard' social infrastructure that support community wellbeing. These include libraries, community spaces, social housing, public toilets and cemeteries.
- We also deliver services that assist in building a strong social infrastructure that supports diverse, inclusive and resilient communities. We provide a wide range of services that support community wellbeing and harm reduction, include community service, advocacy, grants and city safety.

Services we provide

- Access for all Wellingtonians to a wide array of books, magazines, DVD, e-books, e-audio, online journals, streaming media and e-music tracks through the 13 libraries around Wellington and online library presence.
- Access to community spaces and marae, including a citywide network of over 25 community centres
- Support for community groups, ensuring Wellington's diverse population is supported and embraced by an inclusive, caring and welcoming community
- Provision of lease properties (over 1,900 units) to Te Toi Mahana Community Housing Provider
- Facilitation of affordable rental housing in the city through the Te Kāinga programme of CBD apartment conversions
- Subsidised Home Energy Saver assessments for Wellington homeowners
- Climate and Sustainability Fund to support community groups wanting to take climate action locally
- Ensuring accessible clean and safe public toilets and changing rooms/pavilions
- Managing and maintaining two cemeteries, including providing cremation services and partnership with our Tākai Here partners in the running of Opau Urupā.
- Reduces harm, improve community/city safety and improve social wellbeing
- Support connected tolerant and resilient communities that know their neighbours
- An effective CDEM welfare response and social recovery and co-ordination of the multi-agency response to a major shock event that affects the city.
- Ensuring Wellington is a safe and inclusive city where people know their neighbours and are safe
- To provide technical input into natural hazard planning to avoid the risks in the first place.
- Delivers a city-wide network of effective community spaces that meet the community's needs
- Ensures residents can participate in communities of choice, accessing support through a variety of mechanisms, including community grants
- Work with external agencies and support outreach programmes to end street homelessness and address begging, providing a visible presence in the community
- Provide leadership across activities and link with interagency programmes, such as alcohol harm reduction, management of graffiti, support for the city's youth, and programmes that eliminate sexual violence and addressing food insecurity.

Overall approach

Community facilities and services activity aims to develop highly liveable, safe and inclusive communities by providing community support initiatives, access to housing for those in need, and operate community facilities such as community centres and libraries to support overall quality of life. To achieve this, most of the services are to largely remain at current levels for 2024-34 LTP. The opening of Te Matapihi will be a significant increase to the provision of community facilities in the central city, and as a project that has been developed in partnership with our Tākai Here partners, will significantly celebrate and uplift te ao Māori through the use of language and design. The continuation of planned upgrade of social housing stock is also a key service improvement in this activity.

A key feature for this activity grouping over the coming ten years will be the adoption of Te Awe Māpara | The Community Facilities Network Plan. The plan will guide the Council's provision and decision-making on community facilities. A key direction for the plan is to evolve community facilities to maximise the benefits, and making more holistic and smarter facility decisions. The plan includes a number of facility and delivery investigations across all facility types and the city. Implementation of these actions may lead to changes to the mix of future facilities.

Our Commitment

Our commitment is considered across all recreation facilities and service activities. The Tūpiki Ora Māori Strategy action plan waypoint, He whānau toiora | thriving and vibrant communities outlines priorities agreed with Tākai Here partners, including:

- Whānau Māori are in warm, quality, safe and affordable housing throughout the city.
- Whānau, tamariki, māmā + pēpī, tangata whaikaha people and kaumātua can move around the city and access the services and spaces they need in Wellington.
- Rangatahi Māori in the city have an opportunity to grow their leadership capability through initiatives designed with Mana Whenua

LTP Priorities & Outcomes:

The Community facilities and services activities initiative contribute to the 2024-34 LTP strategic priority(s)

- Invest in sustainable, connected and accessible community and recreation facilities
- Increase access to good, affordable housing to improve the wellbeing of our communities

This priority primarily supports progress towards the 10-year outcome 'Social Wellbeing – A city of healthy and thriving whanau'.

Key Capital programmes (next 3 years)

The primary capital project in the community facilities area for the next LTP is to continue the work on Te Matapihi, progressing toward the scheduled opening in 2026. This project has been substantial, involving the earthquake strengthening of the building foundation and the reconstruction and reconfiguration of the central library.

Another significant project scheduled for the next LTP involves upgrading all Council-owned social houses to meet health home standards, as agreed with the central government.

Proposed changes for the 2024-34 LTP (Agreed on 9 November 2023 meeting)

Initiative	Description	Service impact (what does this mean for the community)
Te Matapihi (Central Library)	• Te Matapihi (continuing project will involve some significant increases in operating costs not previously budgeted for the building and services within)	• Opening of Te Matapihi in 2026
Housing Upgrade	• Social housing upgrade programme	• Continued delivery of the upgrade programme
Community centres projects	• Complete Community centres that have approved projects underway	• Upgrades completed

17

Youth Hub	• Continue allocating funding in the Long-term Plan to support the interim hub for six years. It is likely suitable spaces to replace this will become available in Te Matapihi Central Library when it reopens in 2026.	• Youth Hub opened • We meet our commitment for provision of young people space as per the 'Children and Young People' strategy.
Library System upgrade	• Rephasing of renewal funding for library system replacement	• Continuation of current service
Karori Event Centre	• Pause further works on Karori Event Centre (Community Hall) until further information on the upgrade costs are available	• Currently the Centre is not operational; no loss of service against current baseline • Reputational impact with invested stakeholders
Makara cemetery	• Minor deferral of Makara cemetery works	• No community impact
Grants	• Review and prioritise multi-year grants, with a focus on maintaining or reducing grants in alignment with outcomes, priorities, and strategies. This may involve discontinuing funding for larger community organisations with alternative funding sources.	• Reduction in funding non-priority programmes or larger organisations with legitimate alternative sources of funding • Improve current funding structure by eliminating multiple and inequitable funding sources i.e. Some community centres funded through Social & Recreation fund, and others received LTP funding • May result in recipients making combined funding bids to address related needs
Renewal spending	• Renewal spending – limit size of renewal spending through 'sweating' of non-critical assets	• Deterioration of facility condition over time

Governance

Activity Group: Governance information and engagement

Purpose

- The Council's objective is to managing local elections, informing residents about the city and the issues or challenges it faces, listening to residents' views and making decisions in the best interests of Wellingtonians.
- We also operate the City Archives, where the public can access historic information about Wellington, and property information.

Services we provide

- Accurate and professional advice, research and administrative support to elected members and community boards
- Local body elections including organising, and encouraging all Wellingtonians to have their say on who will govern their city
- A contact centre and website providing 24/7 access to information and a place to log service faults
- Management of archival information in line with legislation
- Targeted services to access and use archival records, including the Building Consent Search Service
- Facilitating community engagement and consultation on key decisions facing the city, including facilitating input from Council advisory groups
- Setting strategies, policies and bylaws, carrying out planning and budgeting and reporting our performance
- Providing insights, data and analysis to engage the City on the challenge of climate action
- Establish and maintain opportunities for Māori to contribute to decision-making processes (as per Local Government Act 2002) through enabling Māori Ward and Pouiwi governance roles.
- Supporting communities to plan for climate change impacts

Overall approach

Our governance work includes all of the activities that support Council decision-making and ensure we are accountable to the people of Wellington. This includes: running local elections; holding meetings; informing residents about the city and our work; and seeking input from residents and engaging them in our decision-making. These functions will remain status quo as it is a statutory requirement. The Wellington City Archives services continues to hold physical and digitised records including providing building permits, consents and other property information to the community when requested.

While most core services remain unchanged, we are seeking some minor cost savings through ceasing a service in Archives and reduction an action area in our climate change strategy (reprioritising the focus to adaptation planning and engagement).

Our Commitment

Our commitment is considered across all governance information and engagement activities. The Tūpiki Ora Māori Strategy waypoints, Te whakapakari pūmanawa | building capacity and He whānau toiora | thriving and vibrant communities, outline priorities agreed with Tākai Here partners, including:

- Rangatahi Māori in the city have an opportunity to grow their leadership capability through initiatives designed with Mana Whenua
- Council decision-making is underpinned by Te Tiriti o Waitangi and actively addresses and considers Mana Whenua perspectives and values.
- The importance of partnership is recognised through an annual review of the partnership agreement with Mana Whenua (Tākai Here Agreement)

- Growing iwi and Māori leadership and capability in the community.
- Te reo Māori capability is growing among staff.
- Rangatahi, tangata whaikaha, takatāpui inform decision-making at all levels with WCC and Mana Whenua

LTP Priorities & Outcomes:

This priority primarily support progress towards the 10-year outcome 'Social Wellbeing – A city of healthy and thriving whanau'.

Proposed changes for the 2024-34 LTP (Agreed on 9 November 2023 meeting)

Initiative	Description	Service impact (what does this mean for the community)
City Archives	• Continue with the digitisation project (City Archives but not Community Archives)	• Ongoing digitisation to make high-use records digitally available for public access. • Stop accepting Community Archives, no real service impact from existing Community Archives service delivery, other than no longer providing an appropriate place to store them.
Reprioritisation of Te Atakura actions	• Reprioritisation of Te Atakura actions and funding to enable both mitigation and adaptation actions.	• Increase in adaptation activity (increased focus on technical assessments, planning, and advocating and development of 1-2 local community adaptation plans by end FY27). • Removal of some mitigation initiatives e.g. Home Energy Saver, business support initiatives

Transport

Activity Group: Transport Network

Purpose

- The Council's objective is to provide an efficient and connected transport network that gives our people safe low carbon choices about how to get where they need to go which is critical to meeting the cities Te Atakura targets, the city's economy and Wellingtonians quality of life.
- Council adopted the Sustainable Transport Hierarchy together with Te Atakura, which places walking, cycling and public transport as the top of the transport hierarchy for the city. To implement this and reduce our carbon emissions, the city's transport programmes and projects focus on system change to enable active and public transport solutions through investment in new infrastructure and our rolling maintenance and renewals programmes.

Services we provide

- Planning, delivering, maintaining and operating our transport system
- Operating and maintaining our existing transport network, which is made up of 970 kilometres of footpaths and access ways, 40 km of bike lanes, 8km bus priority lanes, 700 kilometres of roads, and 2 kilometres of bridges and tunnels, and which enables Wellingtonians, workers from the wider region and visitors to move around the city every day
- Supporting the city's public transport network by providing space for the network to run efficiently and encouraging people to use it
- Enhancing the attractiveness of walking or cycling around the city, through urban design, new infrastructure and promotion of active transport
- Making te ao Māori visible through urban design and new infrastructure.
- Ensuring our transport network is safe for all users by making ongoing improvements and educating and promoting safe behaviours
- Supporting Wellington Cable Car Limited – a CCO that owns, operates and maintains the Cable Car and associated track, plant, tunnels, bridges and buildings

Overall approach

The transport activity aims to create a more liveable city by enhancing accessibility and easing commuting needs through an effective transport network for the community. The network includes vehicles lanes, footpaths and cycleways. The activity also provides services to maintain structures such as tunnels and seawalls, to keep the network safe.

The overall approach includes significant continued investment in Wellington's transport network as changing Wellington's transport network remains a focus on Council activity and spending over the next ten years. This includes continued delivery of the city wide Paneke Pōneke bike network, and increasing investment in improving the resilience of the network through retaining wall and structure strengthening. Investment in the transport is also included with Golden Mile and City streets projects that will improve connections for people on buses, bikes or walking in the Central City and on key routes between the central city and suburban centres.

Our Commitment

Our commitment is considered across all transport network activities. The Tūpiki Ora Māori Strategy action plan waypoints, Tiakina te taiao | Caring for our environment and He whānau toiora | thriving and vibrant communities, outline priorities agreed with Tākai Here partners, including:

- Whānau, tamariki, māmā + pēpī, tangata whaikaha people and kaumātua can move around the city and access the services and spaces they need in Wellington.
- Support Climate Change efforts through increasing access and improving partnerships between Mana Whenua, Māori and key players (including local government) who are advocating for climate change solutions, human behavioural changes and actions towards a more sustainable future.

LTP Priorities & Outcomes:

The Transport activities initiative contribute to the 2024-34 LTP strategic priority(s)

- Transform our transport system to move more people with fever vehicles
- Celebrate and make visible tea o Māori across our city

The first priority primarily supports progress towards the 10-year outcome Urban form – A liveable and accessible, compact city. The second priority contributes to the Cultural Wellbeing outcome – a welcoming, diverse, and creative city.

Key Capital programmes (next 3 years)

The key investment in the transport area is the continued rollout of the Paneke Poneke Bike Network Plan. We plan to maintain the current rollout pace but at 85% of the planned cost, utilising higher-quality materials, including those used during the trial.

Continued programme of renewal and upgrades of transport network resilience, including key routes and increased investment in retaining walls across the network.

City Streets and Golden Mile projects are scheduled to progress as planned and committed.".

Proposed changes for the 2024-34 LTP (Agreed on 9 November 2023 meeting)

Initiative	Description	Service impact (what does this mean for the community)
Thorndon Quay and Hutt Road, Golden Mile works and other existing committed projects	• Thorndon Quay and Hutt Road, Golden Mile works and other existing committed projects, such as stage 1 of Evans Bay cycle way continue.	• Upgrades delivered as planned
Investments in respect to legislation and health and safety.	• Deliver investments required in respect to legislation and health and safety. This includes continued replacement of streetlamps at current planned pace	• Upgrades delivered as planned
Bike Network (Paneke Poneke)	• Between June 2021-June 2024, Council directed us to deliver a rapid roll-out of the bike network using a transitional approach. We are entering the final phase of that programme and consolidating what we've learnt from delivering bike, bus and walking improvement projects, cheaper and faster over the last three years. • We are continuing to advance the program at pace, creating a complete network at the reduced cost, by minimising the 2021 envisioned civil works for long-term street transformations and building on the transitional approach.	• Full roll out of most of the network in the next 10 years. • Lower level of grade separation of bike and vehicle lanes • Higher quality materials and less use of temporary and changeable solutions • Reduction in significant road width changes to allow for introduction of bike lanes. • More permanent removal of on-street parking to provide space dedicated for active and public transport modes. • Increased pedestrian and bus improvements implemented together with bike lanes. • The programme budget is 100% of the costs of delivering the Bike Network projects, but assumes a subsidy in form of income of 51% financial assistance from Waka Kotahi for 85% of the programme. This

		subsidy is not confirmed, and the new government's indicated change in policy direction creates a risk of this not being available. If this transpires there will be a budget shortfall of at least 40%.
Port and Ferry access upgrade	• Review of the timing and need for currently budgeted Port and Ferry access upgrade budget allowance based on revised understanding of timing requirements and review of if WCC versus central government/KiwiRail should be funder of works.	• No impact to the community in the short to medium term, but potential to have an impact in the long term if current evaluations of iRex designs prove to be incorrect.
Road Surfacing (sweating assets)	• Defer road surface renewals – last year we completed 55 km – we could reduce this to 40km per year and do more chipseal than Asphalt	• Amenity and condition of road corridor will deteriorate over time, higher risk of increasing maintenance spend over time to deal with resulting potholes.
Retaining Wall upgrades	• Increase upgrades of retaining walls to increase resilience	• Improved network resilience
Footpath (sweating assets)	• Reduce Footpath renewals (existing footpaths)	• Current condition of footpaths is good, so little risk in short to medium term but trip hazards could emerge over the long term (~4 years plus)
Walking Network Upgrades	• Reduce Investment on Walking Network upgrades	• No change to current service
Kiwi Point Quarry	• Kiwi Point Quarry capital works budget to be retained as will deliver an ongoing a source of revenue.	• Extension of the life of Kiwi Point Quarry through opening of the south face.

Activity Group: **Parking**

Purpose

- Council manages on-street parking and enforcement services across both the city and surrounding suburbs that allow people to have reasonable access to primarily on-street parking to shop, access businesses and access recreation activities in line with the objectives the 2020 Parking Policy.

Services we provide

- Enforcement of metered public parking spaces in central Wellington and other forms of parking primarily located in the central city including Taxi Stands Loading Zones, mobility parking, bus stops and other designated parking areas.
- Monitor and enforce parking restrictions (including residents and coupon parking zones) in the inner-city suburbs
- Monitor and enforce parking restrictions in all suburbs and respond to parking related requests for service from the public
- Manage off-street parking where available, including by operating the Clifton Terrace carpark and off-street parks in the Century City Parking building
- Support events that take place across the city through the provision of dedicated parking enforcement.
- Electric vehicle chargers on Council-owned land
- Supporting the roll-out car sharing services (currently Mevo and CityHop)

Overall approach

Our parking activity provides parking services and facilities for the community to make accessing the city and suburbs easy and safe. It is also one of Council's revenue streams. Our overall approach a part of the 2024 -34 LTP is to continue provide and manage parking services, and enforcement within the city, including implementing the 19 Parking Management Plans which are currently being developed.

While most core services remain unchanged, some changes are proposed in how we deliver these services. This includes introducing new technology to enhance the parking service experience and enforcement, it also includes an increased level of Parking enforcement activity in suburban centres as well as the central city. We have also presented options aiming to maintain available parking for the public while other projects that affect road and parking layouts are in progress. This aligns with the Te Atakura strategy seeks to reduce carbon emissions in the city, resulting in fewer cars within the city.

Our Commitment

Our commitment is considered across all parking activities. Tūpiki Ora Māori Strategy waypoints, Tiakina te taiao | Caring for our environment, He whānau toiora | thriving and vibrant communities, and Te Whakatairanga i te ao Māori | Enhancing and promoting te ao Māori outline priorities agreed with Tākai Here partners, including:

- Whānau, tamariki, māmā + pēpī, tangata whaikaha people and kaumātua can move around the city and access the services and spaces they need in Wellington.
- Support Climate Change efforts through increasing access and improving partnerships between Mana Whenua, Māori and key players (including local government) who are advocating for climate change solutions, human behavioural changes and actions towards a more sustainable future.

In line with the strategic direction and expectations of the te reo Māori strategy - explore new spaces for te reo Māori in the city

LTP Priorities & Outcomes:

The Parking activities initiative contribute to the 2024-34 LTP strategic priority(s)

- Transform our transport system to move more people with fever vehicles

This priority primarily support progress towards the 10-year outcome Urban form – A liveable and accessible, compact city.

Key Capital programmes (next 3 years)

To advance the implementation of the Council's 2020 Parking Policy, we are working on developing, completing, and implementing 19 parking management plans in the upcoming LTP. We have already introduced small changes to Newtown East (hospital side of the suburb) regarding the parking scheme and time restrictions as part of the Newtown Parking Plan. We will monitor the scheme until mid-2025 before making further modifications and finalising it.

Proposed changes for the 2024-34 LTP (Agreed on 9 November 2023 meeting)

Initiative	Description	Service impact (what does this mean for the community)
EV Chargers	• Continue public EV charger roll out	• Increase in available public EV chargers
Paid parking / time restrictions in key suburbs	• Investigate the feasibility of introducing paid parking / time restrictions in key suburbs when current occupancy of car parks is consistently high, turnover is low and non-compliance with time restrictions is high	• Ensure that the parking in the suburbs meets the needs of each local community going forward and provide opportunity for people to find a park in a suburban centre when required.
Additional off-street parking options	• Investigate the feasibility of providing more off-street parking options in the central city through the acquisition of additional off-street parking assets	• Increased level of Council owned off-street carparking
Coupon parking alternatives	• Investigate the feasibility of options to replace existing coupon parking areas with paid parking with significantly increased time restrictions	• Less long-period parking
Standardised hourly rate	• Investigate the feasibility of options around applying a rate hourly rate of $5 across the city – so removing the existing $3 and $4 options	• Increased parking charges
Demand based pricing	• Investigate the feasibility of implementing Demand Based Pricing (Current expectation is the 2027/28 financial year) once occupancy is at a level that warrants it	• Change to parking charges
Restriction and charges to recreational and motorcycle parking	• Investigate the feasibility of ensure that sports and recreational carparks as well as motorcycle parking areas are time restricted and potentially charged	• Increased enforcement and charging to ensure turnover and ensure that these parking areas are being used for the purpose that they are provided for
Parking Management plans	• Complete developing 19 Parking Management plans	• Help to progress the implementation of the Council's 2020 Parking Policy (supporting reduced reliance on the private vehicle in favour of other transport options)
Private parking area enforcement	• Investigate options for taking enforcement action against private parking areas where the relevant land use consent has lapsed or has been cancelled	• If progressed, increased level of enforcement

25

Urban Development

Activity Group: Urban planning, heritage and public spaces development

Purpose

- Wellington with its combination of compact urban form, heritage buildings, public art, capital city status and other features give the city a unique look and feel. With a growing population there are demands placed on our urban planning, heritage and public spaces development. Our work aims to ensure this growth happens in ways that make efficient use of land and transport and doesn't compromise the qualities that make Wellington special.

Services we provide

- Carrying out urban planning and urban regeneration work to guide how the city will grow over time
- Reviewing the District Plan to ensure the city grows in line with our agreed plans
- Ensuring infrastructure is in place to provide for current and future housing and business demand
- Maintaining Wellingtonians' sense of place and pride by embracing the city's heritage and public spaces, including the waterfront
- Conserving the city's heritage for future generations by assisting building owners to strengthen at-risk heritage buildings and storytelling of Wellington's cultural heritage in new developments.
- Ensuring that planning and cultural heritage plans and actions enable ways to make the narratives of our Tākai Here partners increasingly present and recognised.
- Ensuring Wellingtonians have sustainable choices to move around our city as well as an attractive and well-functioning mixed neighbourhoods to live, work and recreate in.

Overall approach

Urban Planning is a crucial activity group responsible for designing the suburban and city's appearance and optimising space utilisation to meet community needs and accommodate growth. Our overall approach as part of the 2024 -34 LTP is to continue making investments that shape the city to meet the continuous growing population. We will continue to deliver core statutory spatial and urban planning activities as well as delivering the Te Kāinga affordable rental programme, reaching up to 1,000 properties available to the medium to lower income earners. The 2024-34 LTP proposals also include significant planned investment in public space development through the Golden Mile project

To deal with the cost pressures facing the Council and the community, we will need to look at how we can deliver our services more efficiently for Urban Development. This means we need to operate within the already tight budget for some of the services we provide. This includes prioritising our capital programmes to focus urban development works within existing planned project delivery and holding off other public space upgrades for an extended period of time.

Our Commitment

Our commitment is considered across all urban planning, heritage and public spaces development activities. The Tūpiki Ora Māori Strategy action plan waypoints, Tiakina te taiao | Caring for our environment, Te Whakatairanga i te ao Māori | Enhancing and promoting te ao Māori and He whānau toiora | thriving and vibrant communities, outline priorities agreed with Tākai Here partners, including:

- Whānau Māori are in warm, quality, safe and affordable housing throughout the city.
- Whānau, tamariki, māmā + pēpī, tangata whaikaha people and kaumātua can move around the city and access the services and spaces they need in Wellington.
- The Council, Mana Whenua, Māori and community groups will work together to support existing environmental initiatives to address major environmental challenges for the next 10 years and beyond.
- Support Climate Change efforts through increasing access and improving partnerships between Mana Whenua, Māori and key players (including local government) who are advocating for climate change solutions, human behavioural changes and actions towards a more sustainable future
- Restoring the mauri ora to our taiao is a priority for all environmental initiatives.
- Mana Whenua and te ao Māori narratives, identities, histories and landmarks are increasingly present, visible and there is a growing understanding and recognition within the region through education and resource.

LTP Priorities & Outcomes:

The Urban Development activities initiative contribute to the 2024-34 LTP strategic priority(s)

- Revitalise the city and suburbs to support a thriving and resilient economy and support job growth.
- Collaborate with our communities to mitigate and adapt to climate change.
- Celebrate and make visible te ao Māori across our city

This priority primarily support progress towards the 10-year outcome Urban form – A liveable and accessible, compact city.

Key Capital programmes (next 3 years)

There are some major projects currently underway, and they will continue in the next LTP. We will continue in working on the new public park, Fredrick Street Park, situated alongside the Chinese Mission Hall and a new residential apartment block on Frederick Street.

Additionally, we will continue our efforts towards the target of providing 1,000 Te Kāinga affordable rental apartments by 2026. To date, we have opened three apartment buildings along Willis Street, comprising 210 units, with a fourth building of 78 units about to open.

In the next LTP, every second year, we commit to upgrading a town or suburban centre, aiming to enhance safety and access within the town centre and create an attractive and functional space for community activity.

Proposed changes for the 2024-34 LTP (Agreed on 9 November 2023 meeting)

Initiative	Description	Service impact (what does this mean for the community)
Complete current projects underway	• Complete current projects underway, this includes Frederick Street Park and urban design requirements in relation to Golden Mile works (comes with it significant public space upgrades through the CBD).	• Opening of Frederick Street Park • Significant public space development through Golden Mile
Te Kāinga	• Continued delivery of Te Kāinga programme and targets	• Continued delivery of Te Kāinga programme and targets

27

Progress urban development works	• Progress urban development works within existing planned project delivery, particularly through Golden Mile and other transport projects. • Progress one town or suburban centre upgrade every two years. Deferral of other public space upgrades, accepting ongoing levels of service for an extended period of time.	• Minimal other upgrades to public space for 10 years. Suburban centres wait extended period- progressive degradation of amenity of public spaces • Impacts on city vibrancy, no additional public space improvements to support city safety priorities.
Green Network Plan	• Progressing an urban greening programme in the Central City to commence delivery of the Green Network Plan	• Commences delivery of the green network plan
Repurposing the Environmental and Accessibility Performance Fund	• Investigate repurposing the Environmental and Accessibility Performance Fund toward a Climate Resilience Fund.	• Investigations of establishment of a new Climate Resilience Fund
Urban design panel	• Establishment of an urban design panel in response to Environment and Infrastructure committee resolution requesting advice on how to implement a Panel.	• Urban design panel established and operationalised to support densification and new district plan.

Regulatory and Compliance

Activity Group: Building and Development

Purpose

- Through the oversight of construction and development, we oversee the safety of buildings, preventing any potential harm to environmental quality or public health. Our efforts also aim to establish that developments are secure, environmentally friendly, and align with public expectations.

Services we provide

- Building consents – ensuring buildings are safe, in accordance with the Building Act 2004
- Resource consents – ensuring natural resources are used sustainably, in line with the Resource Management Act 1991
- Assessing earthquake-prone buildings and delivering on the resilience programme
- Ensuring Tākai Here partner input to consenting decisions and processes

Overall approach

We will aim to meet or exceed statutory timeframes requirement for processing consents, ensuring efficient services, and enhancing our systems to meet customer needs and minimise risks. The proposed District Plan, Medium Density Residential Standards, and expected Resource Management system changes could impact how we approve and enforce regulations. While these changes might decrease the number of resource consents, they would likely make the approval process more complex. The anticipated increase in earthquake-prone building notices will require the Council to be more involved, either by assisting building owners or stepping up enforcement efforts.

Our Commitment

Our commitment is considered across all building and development activities. Our work is underpinned by legislation that requires that we work in consultation with our Tākai Here partners. We are committed to ensuring these obligations are upheld and that the spaces and places of cultural significance to Māori are considered appropriately in consenting decisions.

The Tūpiki Ora Māori Strategy action plan waypoints He whānau toiora | thriving and vibrant communities, He whakapakari pūmanawa | Building capability, and Tiakina te taiao | Caring for our environment, outline priorities agreed with Tākai Here partners, including:

- Whānau Māori are in warm, quality, safe and affordable housing throughout the city.
- The Council, Mana Whenua, Māori and community groups will work together to support existing environmental initiatives to address major environmental challenges for the next 10 years and beyond.
- Council decision-making is underpinned by Te Tiriti o Waitangi and actively addresses and considers Mana Whenua perspectives and values.

LTP Priorities & Outcomes:

The Building and Development activities initiative contribute to the 2024-34 LTP strategic priority(s):

- Revitalise the city and suburbs to support a thriving and resilient economy and support job growth
- Increase access to good, affordable housing to improve the wellbeing of our communities

This priority primarily support progress towards the 10-year outcome Urban form – A liveable and accessible, compact city.

Absolutely Positively Wellington City Council
Me Heke Ki Pōneke

Activity Group: Public Health and Safety

Purpose

- The health and safety of our city are crucial to enabling our city and our people to thrive. We deliver services that support the health and safety of the city's communities.

Services we provide

- Ensuring, through food and alcohol licencing, that Wellington's hospitality sector contributes to the health and safety of our community

Overall approach

We continue to focus on processing of alcohol licenses, food safety certificates, dog registrations, gambling consents and health licenses for businesses and activities that could impact human health. We will also continue to operate animal control service and litter enforcement.

Our Commitment

Our commitment is considered across all public health and safety activities. Tūpiki Ora Māori Strategy action plan waypoints He whānau toiora | thriving and vibrant communities and Te Whakapakari Pūmanawa | Building capability, outlines priorities agreed with Tākai Here partners, including:

- Whānau Māori are in warm, quality, safe and affordable housing throughout the city.
- Council decision-making is underpinned by Te Tiriti o Waitangi and actively addresses and considers Mana Whenua perspectives and values.

LTP Priorities & Outcomes:

The Building and Development activities initiative contribute to the 2024-34 LTP strategic priority(s):

- Revitalise the city and suburbs to support a thriving and resilient economy and support job growth
- Increase access to good, affordable housing to improve the wellbeing of our communities

This priority primarily supports progress towards the 10-year outcome Urban form – A liveable and accessible, compact city.

Three Waters

Activity Group: Water Supply

Note that three waters summaries will require update following 15 February committee decisions

Purpose

- A city requires a consistent source of clean water, which is scarce. To provide Wellington homes and businesses with water, it must be collected, stored, and treated to eliminate contamination before being distributed through an extensive network.
- The city shares its water supply with the region's other main metropolitan areas utilising water collection, bulk storage, treatment and transportation assets owned by Greater Wellington Regional Council.
- This complete water supply service, including the bulk water, is managed, controlled and maintained for the councils by Wellington Water Limited, a CCO.
- Focus is also on managing the significant renewal requirements of the drinking water network, much of which is expected to require replacement within the next 30 years.
- As Council manages this aging network it also needs to ensure that bursts and leakages are being proactively managed and responded to.

Services we provide

- Ensuring high-quality water is always available for drinking and other household and business uses and for firefighting purposes
- Maintaining 65 reservoirs, 34 pumping stations, 156,000 fixtures, including hydrants and 1200 kilometres of pipes across the city
- Monitoring drinking water quality to ensure it complies with New Zealand Standards
- Encouraging efficient, responsible use of water by providing information to residents and businesses, and through restrictions on sprinklers and garden hoses (as required)
- Investing in key areas to support growth of the city and enhance resilience

Overall approach

We will continue delivering current levels of planned and reactive maintenance. We will maintain the current level of service on leak detection and leak repairs. Reactive Maintenance will be able to respond to calls for most leaks in the full year and do most permanent reinstatements (ground works replacement).

Our Commitment

Our commitment is considered across all water supply activities and we aspire to embody the goals and principles of Te Mana o te Wai.

Tūpiki Ora Māori Strategy action plan waypoint, The Tiakina te taiao | Caring for our environment, outlines priorities agreed with Tākai Here partners, including:

- The Council, Mana Whenua, Māori and community groups will work together to support existing environmental initiatives to address major environmental challenges for the next 10 years and beyond.
- Support Climate Change efforts through increasing access and improving partnerships between Mana Whenua, Māori and key players (including local government) who are advocating for climate change solutions, human behavioural changes and actions towards a more sustainable future
- Restoring the mauri ora to our taiao is a priority for all environmental initiatives.

LTP Priorities & Outcomes:

The Water Supply activities initiative contribute to the 2024-34 LTP strategic priority(s)

- Fix our water infrastructure and improve the health of waterways

This priority primarily supports progress towards the 10-year outcome Urban form – A liveable and accessible, compact city.

Key Capital programmes (next 3 years)

We will continue delivering planned capital programme over the next three years. Key projects including Seismic improvements at the Wrights Hill drinking water reservoir and 'Very high criticality assets' reservoir water quality renewals.

Activity Group: **Wastewater**

Note that three waters summaries will require update following 15 February committee decisions

Purpose

- The wastewater network, which carries about 30 million cubic metres of wastewater a year, protects human health and the environment by removing wastewater from homes and businesses and treating it to make it safe for disposal.
- The cleaned and treated wastewater is discharged into the ocean and the biosolids removed in the treatment process are currently disposed of in the Southern Landfill.
- Our key aims are health, safety and sustainability – wastewater should be disposed of in ways that protect public health and don't compromise ecosystems. Many parts of Wellington's wastewater network are aging and in poor condition and suspectable to failures, blockages and overflow.
- A key focus needs to be on improving the network to minimise failures as new and tighter discharge requirements will be set regionally.

Services we provide

- Collecting, treating and disposing of wastewater in ways that protect our waterways from harmful effects
- Monitoring and maintaining 1000 kilometres of pipes, 64 pump stations and three treatment plants

Overall approach

We will continue delivering current levels of planned and reactive maintenance. There also an unavoidable cost increase to operate the treatment plants.

Our Commitment

Our commitment is considered across all wastewater activities and we aspire to embody the goals and principles of Te Mana o te Wai.

The Tūpiki Ora Māori Strategy action plan waypoint, Tiakina te taiao | Caring for our environment, outlines priorities agreed with Tākai Here partners, including:

- The Council, Mana Whenua, Māori and community groups will work together to support existing environmental initiatives to address major environmental challenges for the next 10 years and beyond.
- Support Climate Change efforts through increasing access and improving partnerships between Mana Whenua, Māori and key players (including local government) who are advocating for climate change solutions, human behavioural changes and actions towards a more sustainable future
- Restoring the mauri ora to our taiao is a priority for all environmental initiatives.

LTP Priorities & Outcomes:

The Water Supply activities initiative contribute to the 2024-34 LTP strategic priority(s)

- Fix our water infrastructure and improve the health of waterways

This priority primarily support progress towards the 10-year outcome Urban form – A liveable and accessible, compact city.

Key Capital programmes (next 3 years)

Over the next three years, we will continue working and completing projects around the CBD. This includes the 'Pumping station rising main' project on Taranaki Street, renewing the rising main on Victoria Street, and installing a new rising main on the Wakefield Street East. We will also do remediation work on the Karori Effluent pipelines and wastewater renewals throughout Aro Valley.

Activity Group: **Stormwater**

Note that three waters summaries will require update following 15 February committee decisions

Purpose

- Each year, Wellington's stormwater network carries around 80 million cubic metres of run-of through gutters and drains to the harbour, coastal waters and city streams.
- The drainage network, managed for the Council by Wellington Water, helps protect the city and personal property from flooding as well as protecting public health from the potentially adverse effects of stormwater run-off.
- We do monitor stormwater discharge at more than 80 sites to ensure it meets the required standards. These standards are expected to become tighter

Services we provide

- Collecting, treating and disposing of wastewater in ways that protect our waterways from harmful effects
- Monitoring and maintaining 1000 kilometres of pipes, 64 pump stations and three treatment plants

Overall approach

We will continue delivering current levels of planned and reactive maintenance.

Our Commitment

Our commitment is considered across all stormwater activities and we aspire to embody the goals and principles of Te Mana o te Wai.

The Tūpiki Ora Māori Strategy action plan waypoint, Tiakina te taiao | Caring for our environment, outlines priorities agreed with Tākai Here partners, including:

- The Council, Mana Whenua, Māori and community groups will work together to support existing environmental initiatives to address major environmental challenges for the next 10 years and beyond.
- Support Climate Change efforts through increasing access and improving partnerships between Mana Whenua, Māori and key players (including local government) who are advocating for climate change solutions, human behavioural changes and actions towards a more sustainable future
- Restoring the mauri ora to our taiao is a priority for all environmental initiatives.

LTP Priorities & Outcomes:

The Water Supply activities initiative contribute to the 2024-34 LTP strategic priority(s)

- Fix our water infrastructure and improve the health of waterways

This priority primarily support progress towards the 10-year outcome Urban form – A liveable and accessible, compact city.

Key Capital programmes (next 3 years)

We will continue with the stormwater improvement and renew projects without Wellington, with Tawa and Karori being the focus on the first year of the LTP.

OPERATING

Strategy	Activity Group	Activity	Activity Description	Income/ Expense	2024/25 Draft Budget	2025/26 Draft Budget	2026/27 Draft Budget	2027/28 Draft Budget	2028/29 Draft Budget	2029/30 Draft Budget	2030/31 Draft Budget	2031/32 Draft Budget	2032/33 Draft Budget	2033/34 Draft Budget	Total $000s
Governance	**1.1**	1000	Annual Planning	Expense	1,870	1,920	1,922	1,983	2,046	2,110	2,183	2,275	2,342	2,396	21,048
			Annual Planning Total		**1,870**	**1,920**	**1,922**	**1,983**	**2,046**	**2,110**	**2,183**	**2,275**	**2,342**	**2,396**	**21,048**
		1001	Policy	Expense	1,758	1,811	1,799	1,855	1,915	1,977	2,045	2,131	2,195	2,246	19,733
			Policy Total		**1,758**	**1,811**	**1,799**	**1,855**	**1,915**	**1,977**	**2,045**	**2,131**	**2,195**	**2,246**	**19,733**
		1002	Committee & Council Process	Expense	8,417	9,442	8,021	8,461	9,386	8,776	9,301	10,318	9,686	10,246	92,055
				Income	(27)	(222)	(28)	(29)	(236)	(30)	(30)	(250)	(31)	(32)	(914)
			Committee & Council Process Total		**8,390**	**9,220**	**7,993**	**8,433**	**9,150**	**8,747**	**9,271**	**10,068**	**9,655**	**10,214**	**91,141**
		1003	Strategic Planning	Expense	683	702	700	721	744	767	793	827	851	871	7,660
			Strategic Planning Total		**683**	**702**	**700**	**721**	**744**	**767**	**793**	**827**	**851**	**871**	**7,660**
		1004	Tawa Community Board - Discretionary	Expense	19	20	20	21	21	21	22	22	23	23	213
			Tawa Community Board - Discretionary Total		**19**	**20**	**20**	**21**	**21**	**21**	**22**	**22**	**23**	**23**	**213**
		1005	Smart Capital - Marketing	Expense	3	3	3	3	3	4	4	4	4	4	35
			Smart Capital - Marketing Total		**3**	**3**	**3**	**3**	**3**	**4**	**4**	**4**	**4**	**4**	**35**
		1007	WCC City Service Centre	Expense	5,346	5,539	5,452	5,586	5,766	5,898	6,101	6,353	6,555	6,726	59,322
				Income	(157)	(160)	(54)	(55)	(57)	(58)	(59)	(60)	(61)	(62)	(782)
			WCC City Service Centre Total		**5,189**	**5,379**	**5,397**	**5,531**	**5,710**	**5,841**	**6,042**	**6,293**	**6,494**	**6,664**	**58,539**
		1009	Rating Property Valuations	Expense	893	913	931	955	977	1,001	1,025	1,052	1,074	1,095	9,913
				Income	(220)	(225)	(230)	(235)	(239)	(244)	(249)	(253)	(258)	(262)	(2,415)
			Rating Property Valuations Total		**673**	**688**	**701**	**720**	**737**	**757**	**776**	**798**	**816**	**832**	**7,499**
		1010	Rateable property data & valuation management	Expense	1,232	1,276	1,253	1,287	1,329	1,365	1,411	1,469	1,514	1,551	13,686
			Rateable property data & valuation management Total		**1,232**	**1,276**	**1,253**	**1,287**	**1,329**	**1,365**	**1,411**	**1,469**	**1,514**	**1,551**	**13,686**
		1011	Archives	Expense	2,670	3,494	3,629	3,704	3,779	3,843	3,929	4,030	4,121	4,196	37,395
				Income	(148)	(151)	(154)	(157)	(161)	(164)	(167)	(170)	(173)	(176)	(1,620)
			Archives Total		**2,522**	**3,344**	**3,475**	**3,546**	**3,619**	**3,680**	**3,762**	**3,860**	**3,948**	**4,020**	**35,775**
	1.1 Total				**22,341**	**24,362**	**23,264**	**24,101**	**25,274**	**25,268**	**26,309**	**27,747**	**27,843**	**28,821**	**255,330**
Total 1 Governance					**22,341**	**24,362**	**23,264**	**24,101**	**25,274**	**25,268**	**26,309**	**27,747**	**27,843**	**28,821**	**255,330**
Environment and Infrastructure	**2.1**	1014	Parks and Reserves Planning	Expense	1,584	1,563	1,544	1,591	1,617	1,821	1,882	1,957	2,016	2,055	17,630
			Parks and Reserves Planning Total		**1,584**	**1,563**	**1,544**	**1,591**	**1,617**	**1,821**	**1,882**	**1,957**	**2,016**	**2,055**	**17,630**
		1015	Reserves Unplanned Maintenance	Expense	266	268	272	303	310	318	351	361	370	377	3,196
			Reserves Unplanned Maintenance Total		**266**	**268**	**272**	**303**	**310**	**318**	**351**	**361**	**370**	**377**	**3,196**
		1016	Parks Mowing- Open Space & Reserve Land	Expense	1,736	1,506	1,527	1,583	1,624	1,757	1,811	1,873	1,919	1,960	17,296
				Income	(59)	(60)	(61)	(62)	(64)	(65)	(66)	(67)	(69)	(70)	(642)
			Parks Mowing- Open Space & Reserve Land Total		**1,677**	**1,446**	**1,466**	**1,520**	**1,560**	**1,692**	**1,745**	**1,806**	**1,851**	**1,890**	**16,654**
		1017	Park Furniture and Infrastructure Maintenance	Expense	3,154	3,181	3,315	3,541	3,734	3,938	4,080	4,235	4,456	4,702	38,336
				Income	(41)	(42)	(43)	(43)	(44)	(45)	(46)	(47)	(48)	(49)	(448)
			Park Furniture and Infrastructure Maintenance Total		**3,114**	**3,140**	**3,273**	**3,497**	**3,689**	**3,892**	**4,034**	**4,188**	**4,408**	**4,653**	**37,888**
		1018	Parks and Buildings Maint	Expense	2,011	2,013	2,032	2,129	2,158	2,270	2,386	2,466	2,590	2,683	22,738
				Income	(345)	(352)	(360)	(368)	(376)	(383)	(391)	(398)	(406)	(413)	(3,792)
			Parks and Buildings Maint Total		**1,665**	**1,661**	**1,672**	**1,761**	**1,782**	**1,887**	**1,995**	**2,068**	**2,185**	**2,270**	**18,945**
		1019	CBD and Suburban Gardens	Expense	3,160	3,066	3,102	3,201	3,295	3,520	3,634	3,766	3,857	3,929	34,528
				Income	(297)	(304)	(311)	(318)	(324)	(331)	(337)	(343)	(350)	(356)	(3,271)
			CBD and Suburban Gardens Total		**2,863**	**2,761**	**2,791**	**2,883**	**2,971**	**3,189**	**3,297**	**3,423**	**3,507**	**3,573**	**31,257**
		1020	Arboricultural Operations	Expense	2,299	2,143	2,164	2,271	2,337	2,481	2,542	2,639	2,714	2,770	24,358
				Income	(113)	(115)	(118)	(120)	(123)	(125)	(128)	(130)	(133)	(135)	(1,240)
			Arboricultural Operations Total		**2,186**	**2,028**	**2,046**	**2,151**	**2,214**	**2,356**	**2,414**	**2,509**	**2,581**	**2,635**	**23,118**
		1021	Wellington Gardens (Botanic,Otari etc)	Expense	7,700	7,955	8,113	8,578	8,878	9,295	9,788	10,234	10,782	11,399	92,722
				Income	(879)	(789)	(806)	(824)	(841)	(858)	(874)	(891)	(908)	(924)	(8,592)
			Wellington Gardens (Botanic,Otari etc) Total		**6,822**	**7,166**	**7,307**	**7,755**	**8,037**	**8,438**	**8,914**	**9,343**	**9,874**	**10,475**	**84,130**
		1022	Coastal Operations	Expense	1,802	1,723	1,737	1,862	1,837	1,941	2,039	2,119	2,268	2,297	19,626
				Income	(60)	(61)	(63)	(64)	(65)	(67)	(68)	(69)	(71)	(72)	(660)
			Coastal Operations Total		**1,742**	**1,661**	**1,675**	**1,798**	**1,771**	**1,875**	**1,971**	**2,050**	**2,197**	**2,226**	**18,966**
		1026	Hazardous Trees Removal	Expense	530	562	570	587	603	620	638	659	677	692	6,138
				Income	0	0	0	0	0	0	0	0	0	0	0
			Hazardous Trees Removal Total		**530**	**562**	**570**	**587**	**603**	**620**	**638**	**659**	**677**	**692**	**6,138**
		1027	Town Belts Planting	Expense	980	1,862	1,905	1,977	1,975	2,036	2,098	2,171	2,232	2,285	19,522
			Town Belts Planting Total		**980**	**1,862**	**1,905**	**1,977**	**1,975**	**2,036**	**2,098**	**2,171**	**2,232**	**2,285**	**19,522**
		1028	Townbelt-Reserves Management	Expense	7,892	8,101	8,053	8,692	9,319	9,963	10,723	11,541	12,857	13,211	100,353
				Income	(366)	(374)	(382)	(390)	(399)	(407)	(414)	(422)	(430)	(438)	(4,023)
			Townbelt-Reserves Management Total		**7,526**	**7,727**	**7,671**	**8,302**	**8,920**	**9,556**	**10,309**	**11,119**	**12,427**	**12,773**	**96,330**
		1030	Community greening initiatives	Expense	689	750	747	768	798	942	971	1,007	1,037	1,062	8,772
			Community greening initiatives Total		**689**	**750**	**747**	**768**	**798**	**942**	**971**	**1,007**	**1,037**	**1,062**	**8,772**
		1031	Environmental Grants Pool	Expense	109	109	110	111	111	112	113	113	114	115	1,117
			Environmental Grants Pool Total		**109**	**109**	**110**	**111**	**111**	**112**	**113**	**113**	**114**	**115**	**1,117**
		1032	Walkway Maintenance	Expense	1,439	1,452	1,445	1,450	1,394	1,630	1,621	1,605	1,618	1,627	15,283
			Walkway Maintenance Total		**1,439**	**1,452**	**1,445**	**1,450**	**1,394**	**1,630**	**1,621**	**1,605**	**1,618**	**1,627**	**15,283**
		1033	Weeds & Hazardous Trees Monitoring	Expense	1,921	1,770	1,780	1,833	1,885	1,943	1,993	1,990	2,046	2,085	19,245
			Weeds & Hazardous Trees Monitoring Total		**1,921**	**1,770**	**1,780**	**1,833**	**1,885**	**1,943**	**1,993**	**1,990**	**2,046**	**2,085**	**19,245**
		1034	Animal Pest Management	Expense	2,249	2,288	2,338	2,415	2,484	2,617	2,691	2,773	2,842	2,906	25,603
			Animal Pest Management Total		**2,249**	**2,288**	**2,338**	**2,415**	**2,484**	**2,617**	**2,691**	**2,773**	**2,842**	**2,906**	**25,603**
		1035	Waterfront Public Space Management	Expense	14,876	14,992	15,181	13,954	13,149	13,508	14,423	14,583	14,574	14,779	144,019
				Income	(502)	(515)	(526)	(537)	(548)	(559)	(570)	(581)	(591)	(602)	(5,530)
			Waterfront Public Space Management Total		**14,374**	**14,477**	**14,655**	**13,417**	**12,601**	**12,949**	**13,853**	**14,002**	**13,983**	**14,177**	**138,489**
		1042	EV Charging & Home Energy Audits	Expense	44	45	46	48	49	50	52	53	55	56	499
			EV Charging & Home Energy Audits Total		**44**	**45**	**46**	**48**	**49**	**50**	**52**	**53**	**55**	**56**	**499**
		1141	Build Wellington Developments	Expense	2,277	2,339	2,340	2,401	2,477	2,562	2,648	2,756	2,837	2,902	25,539
			Build Wellington Developments Total		**2,277**	**2,339**	**2,340**	**2,401**	**2,477**	**2,562**	**2,648**	**2,756**	**2,837**	**2,902**	**25,539**
		1217	PSR Nursery Operations	Expense	897	1,168	1,149	1,162	1,263	1,305	1,360	1,423	1,465	1,505	12,697
				Income	(55)	(56)	(57)	(59)	(60)	(61)	(62)	(63)	(64)	(66)	(603)
			PSR Nursery Operations Total		**842**	**1,112**	**1,091**	**1,104**	**1,203**	**1,244**	**1,298**	**1,360**	**1,401**	**1,440**	**12,094**
	2.1 Total				**54,897**	**56,189**	**56,744**	**57,670**	**58,452**	**61,729**	**64,889**	**67,313**	**70,258**	**72,273**	**620,414**
	2.2	1036	Landfill Operations & Maint	Expense	12,979	13,496	14,212	15,029	15,698	16,350	17,485	17,910	18,537	19,038	160,733
				Income	(16,344)	(17,031)	(17,769)	(18,671)	(19,668)	(20,617)	(21,592)	(22,543)	(23,524)	(24,510)	(202,270)
			Landfill Operations & Maint Total		**(3,365)**	**(3,535)**	**(3,558)**	**(3,642)**	**(3,970)**	**(4,267)**	**(4,108)**	**(4,633)**	**(4,986)**	**(5,473)**	**(41,538)**
		1037	Suburban Refuse Collection	Expense	5,682	5,907	10,715	11,174	11,625	12,093	12,578	13,095	13,570	14,016	110,457
				Income	(5,795)	(5,955)	0	0	0	0	0	0	0	0	(11,749)

			Suburban Refuse Collection Total		**(112)**	**(48)**	**10,715**	**11,174**	**11,625**	**12,093**	**12,578**	**13,095**	**13,570**	**14,016**	**98,707**
		1038	Domestic Recycling	Expense	10,509	10,875	12,029	12,498	12,955	13,425	13,905	14,427	14,895	15,325	130,843
				Income	(8,546)	(9,384)	(11,005)	(11,831)	(12,673)	(13,522)	(14,405)	(15,306)	(16,223)	(17,171)	(130,067)
			Domestic Recycling Total		**1,964**	**1,491**	**1,023**	**667**	**282**	**(98)**	**(500)**	**(879)**	**(1,329)**	**(1,846)**	**777**
		1039	Waste Minimisation	Expense	5,008	5,048	5,072	5,228	5,394	5,567	5,755	5,987	6,157	6,276	55,493
				Income	(1,907)	(2,070)	(2,207)	(2,353)	(2,505)	(2,662)	(2,827)	(2,999)	(3,179)	(3,368)	(26,078)
			Waste Minimisation Total		**3,101**	**2,979**	**2,865**	**2,875**	**2,889**	**2,905**	**2,928**	**2,988**	**2,978**	**2,908**	**29,414**
		1040	Litter Enforcement	Expense	11	12	11	12	12	12	13	13	14	14	125
			Litter Enforcement Total		**11**	**12**	**11**	**12**	**12**	**12**	**13**	**13**	**14**	**14**	**125**
		1041	Closed Landfill Gas Migration Monitoring	Expense	511	64	65	68	70	73	77	80	86	89	1,184
			Closed Landfill Gas Migration Monitoring Total		**511**	**64**	**65**	**68**	**70**	**73**	**77**	**80**	**86**	**89**	**1,184**
		1227	Organics	Expense	895	1,610	9,262	8,978	7,426	7,535	7,371	7,496	7,592	7,663	65,828
				Income	0	0	(349)	(353)	(356)	(360)	(363)	(367)	(370)	(373)	(2,891)
			Organics Total		**895**	**1,610**	**8,913**	**8,626**	**7,070**	**7,175**	**7,008**	**7,129**	**7,222**	**7,290**	**62,937**
	2.2 Total				**3,003**	**2,572**	**20,035**	**19,780**	**17,978**	**17,894**	**17,996**	**17,793**	**17,555**	**16,999**	**151,606**
	2.3	1043	Water - Meter Reading	Expense	2,528	0	0	0	0	0	0	0	0	0	2,528
				Income	(2,700)	0	0	0	0	0	0	0	0	0	(2,700)
			Water - Meter Reading Total		**(172)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**(172)**
		1044	Water - Network Maintenance	Expense	20,606	21,144	21,671	22,336	22,968	23,626	24,285	24,998	25,609	26,176	233,419
			Water - Network Maintenance Total		**20,606**	**21,144**	**21,671**	**22,336**	**22,968**	**23,626**	**24,285**	**24,998**	**25,609**	**26,176**	**233,419**
		1045	Water - Water Connections	Expense	0	0	0	0	0	0	0	0	0	0	4
				Income	(51)	(52)	(53)	(54)	(56)	(57)	(58)	(59)	(60)	(61)	(561)
			Water - Water Connections Total		**(51)**	**(52)**	**(53)**	**(54)**	**(55)**	**(56)**	**(57)**	**(58)**	**(60)**	**(61)**	**(557)**
		1046	Water - Pump Stations Maintenance-Operations	Expense	1,665	1,708	1,752	1,811	1,888	1,940	2,013	2,085	2,167	2,214	19,242
			Water - Pump Stations Maintenance-Operations Total		**1,665**	**1,708**	**1,752**	**1,811**	**1,888**	**1,940**	**2,013**	**2,085**	**2,167**	**2,214**	**19,242**
		1047	Water - Asset Stewardship	Expense	38,666	39,882	42,287	45,317	48,462	51,826	55,355	59,402	63,017	67,147	511,361
			Water - Asset Stewardship Total		**38,666**	**39,882**	**42,287**	**45,317**	**48,462**	**51,826**	**55,355**	**59,402**	**63,017**	**67,147**	**511,361**
		1049	Water - Monitoring & Investigation	Expense	2,802	2,875	2,947	3,038	3,123	3,213	3,302	3,399	3,482	3,559	31,741
			Water - Monitoring & Investigation Total		**2,802**	**2,875**	**2,947**	**3,038**	**3,123**	**3,213**	**3,302**	**3,399**	**3,482**	**3,559**	**31,741**
		1051	Water - Bulk Water Purchase	Expense	32,572	36,725	41,489	46,824	52,794	59,409	66,853	75,157	84,408	94,799	591,032
			Water - Bulk Water Purchase Total		**32,572**	**36,725**	**41,489**	**46,824**	**52,794**	**59,409**	**66,853**	**75,157**	**84,408**	**94,799**	**591,032**
	2.3 Total				**96,088**	**102,283**	**110,093**	**119,271**	**129,181**	**139,957**	**151,751**	**164,982**	**178,624**	**193,834**	**1,386,065**
	2.4	1052	Wastewater - Asset Stewardship	Expense	48,655	50,154	53,972	57,744	61,514	65,460	69,499	74,568	78,821	83,447	643,833
				Income	(948)	(967)	(989)	(1,010)	(1,031)	(1,052)	(1,072)	(1,092)	(1,113)	(1,133)	(10,409)
			Wastewater - Asset Stewardship Total		**47,707**	**49,187**	**52,983**	**56,734**	**60,483**	**64,407**	**68,427**	**73,476**	**77,708**	**82,313**	**633,424**
		1055	Wastewater - Network Maintenance	Expense	10,694	10,973	11,246	11,592	11,921	12,264	12,607	12,980	13,299	13,594	121,169
			Wastewater - Network Maintenance Total		**10,694**	**10,973**	**11,246**	**11,592**	**11,921**	**12,264**	**12,607**	**12,980**	**13,299**	**13,594**	**121,169**
		1058	Wastewater - Monitoring & Investigation	Expense	2,434	2,498	2,560	2,639	2,713	2,791	2,869	2,953	3,025	3,092	27,573
			Wastewater - Monitoring & Investigation Total		**2,434**	**2,498**	**2,560**	**2,639**	**2,713**	**2,791**	**2,869**	**2,953**	**3,025**	**3,092**	**27,573**
		1059	Wastewater - Pump Station Maintenance-Ops	Expense	1,884	1,933	1,982	2,041	2,107	2,169	2,232	2,304	2,371	2,423	21,448
			Wastewater - Pump Station Maintenance-Ops Total		**1,884**	**1,933**	**1,982**	**2,041**	**2,107**	**2,169**	**2,232**	**2,304**	**2,371**	**2,423**	**21,448**
		1060	Wastewater - Treatment Plants	Expense	36,351	37,359	39,093	38,504	37,492	37,846	39,035	40,592	41,318	42,544	390,133
			Wastewater - Treatment Plants Total		**36,351**	**37,359**	**39,093**	**38,504**	**37,492**	**37,846**	**39,035**	**40,592**	**41,318**	**42,544**	**390,133**
		1219	Sludge Minimisation	Expense	654	1,883	10,814	19,498	21,918	22,198	22,480	22,791	23,052	23,290	168,579
			Sludge Minimisation Total		**654**	**1,883**	**10,814**	**19,498**	**21,918**	**22,198**	**22,480**	**22,791**	**23,052**	**23,290**	**168,579**
	2.4 Total				**99,724**	**103,833**	**118,678**	**131,008**	**136,634**	**141,676**	**147,650**	**155,096**	**160,772**	**167,255**	**1,362,326**
	2.5	1063	Stormwater - Asset Stewardship	Expense	37,962	38,637	41,429	44,076	46,725	49,461	52,363	55,762	58,899	62,042	487,358
			Stormwater - Asset Stewardship Total		**37,962**	**38,637**	**41,429**	**44,076**	**46,725**	**49,461**	**52,363**	**55,762**	**58,899**	**62,042**	**487,358**
		1064	Stormwater - Network Maintenance	Expense	5,339	5,477	5,614	5,786	5,950	6,120	6,291	6,475	6,634	6,781	60,466
			Stormwater - Network Maintenance Total		**5,339**	**5,477**	**5,614**	**5,786**	**5,950**	**6,120**	**6,291**	**6,475**	**6,634**	**6,781**	**60,466**
		1065	Stormwater - Monitoring & Investigation	Expense	416	427	438	451	464	477	491	505	517	529	4,717
			Stormwater - Monitoring & Investigation Total		**416**	**427**	**438**	**451**	**464**	**477**	**491**	**505**	**517**	**529**	**4,717**
		1067	Drainage Maintenance	Expense	3,291	3,538	3,625	3,737	3,844	3,956	4,068	4,190	4,293	4,389	38,930
				Income	(1,236)	(1,327)	(1,363)	(1,399)	(1,434)	(1,467)	(1,500)	(1,533)	(1,565)	(1,598)	(14,422)
			Drainage Maintenance Total		**2,055**	**2,210**	**2,262**	**2,339**	**2,410**	**2,489**	**2,567**	**2,656**	**2,728**	**2,791**	**24,508**
		1068	Stormwater - Pump Station Maintenance-Ops	Expense	156	160	164	169	174	179	184	189	194	198	1,769
			Stormwater - Pump Station Maintenance-Ops Total		**156**	**160**	**164**	**169**	**174**	**179**	**184**	**189**	**194**	**198**	**1,769**
	2.5 Total				**45,929**	**46,912**	**49,907**	**52,821**	**55,724**	**58,727**	**61,896**	**65,588**	**68,972**	**72,341**	**578,817**
	2.6	1069	Zealandia	Expense	2,037	2,080	2,120	2,167	2,220	2,276	2,313	2,371	2,406	2,432	22,425
			Zealandia Total		**2,037**	**2,080**	**2,120**	**2,167**	**2,220**	**2,276**	**2,313**	**2,371**	**2,406**	**2,432**	**22,425**
		1070	Wellington Zoo Trust	Expense	7,664	7,757	7,878	8,151	8,451	8,722	9,042	9,372	9,738	10,054	86,829
			Wellington Zoo Trust Total		**7,664**	**7,757**	**7,878**	**8,151**	**8,451**	**8,722**	**9,042**	**9,372**	**9,738**	**10,054**	**86,829**
	2.6 Total				**9,701**	**9,837**	**9,998**	**10,318**	**10,671**	**10,999**	**11,355**	**11,743**	**12,144**	**12,486**	**109,254**
Total 2 Environment and Infrastructure					**309,342**	**321,626**	**365,456**	**390,869**	**408,640**	**430,982**	**455,537**	**482,514**	**508,325**	**535,190**	**4,208,482**
Economic Development	**3.1**	1073	WellingtonNZ Tourism	Expense	5,538	5,737	5,898	6,039	6,166	6,277	6,371	6,454	6,532	6,597	61,610
			WellingtonNZ Tourism Total		**5,538**	**5,737**	**5,898**	**6,039**	**6,166**	**6,277**	**6,371**	**6,454**	**6,532**	**6,597**	**61,610**
		1074	Events Fund	Expense	5,538	5,737	5,898	6,039	6,166	6,277	6,371	6,454	6,532	6,597	61,609
			Events Fund Total		**5,538**	**5,737**	**5,898**	**6,039**	**6,166**	**6,277**	**6,371**	**6,454**	**6,532**	**6,597**	**61,609**
		1075	Wellington Venues	Expense	20,494	21,016	21,517	22,897	24,333	25,005	25,620	26,693	27,165	27,654	242,395
				Income	(13,665)	(13,938)	(14,245)	(14,558)	(14,864)	(15,161)	(15,449)	(15,742)	(16,041)	(16,330)	(149,994)
			Wellington Venues Total		**6,829**	**7,077**	**7,273**	**8,339**	**9,470**	**9,844**	**10,171**	**10,951**	**11,123**	**11,324**	**92,401**
		1076	Destination Wellington	Expense	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	19,578
			Destination Wellington Total		**1,958**	**1,958**	**1,958**	**1,958**	**1,958**	**1,958**	**1,958**	**1,958**	**1,958**	**1,958**	**19,578**
		1078	Wellington Convention & Exhibition Centre (WCEC)	Expense	19,524	19,864	20,244	20,663	21,091	21,511	21,959	22,430	22,899	23,311	213,496
				Income	**(9,409)**	**(10,393)**	**(11,059)**	**(11,812)**	**(12,582)**	**(13,227)**	**(13,769)**	**(14,257)**	**(14,763)**	**(15,029)**	**(126,300)**
			Wellington Convention & Exhibition Centre (WCEC) Total		10,115	9,471	9,185	8,852	8,509	8,284	8,191	8,172	8,136	8,282	87,197
		1081	Economic Growth Strategy	Expense	979	687	677	699	723	749	775	807	832	852	7,779
			Economic Growth Strategy Total		**979**	**687**	**677**	**699**	**723**	**749**	**775**	**807**	**832**	**852**	**7,779**
		1082	City Growth Fund	Expense	2,007	2,007	2,007	2,007	2,007	2,007	2,007	2,007	2,007	2,007	20,074
			City Growth Fund Total		**2,007**	**2,007**	**2,007**	**2,007**	**2,007**	**2,007**	**2,007**	**2,007**	**2,007**	**2,007**	**20,074**
		1086	Sky Stadium	Expense	0	2,941	2,944	3,072	348	1,500	1,500	1,500	1,500	1,500	16,804
			Sky Stadium Total		**0**	**2,941**	**2,944**	**3,072**	**348**	**1,500**	**1,500**	**1,500**	**1,500**	**1,500**	**16,804**
		1087	International Relations	Expense	934	960	966	971	1,000	1,050	1,060	1,099	1,154	1,156	10,349
			International Relations Total		**934**	**960**	**966**	**971**	**1,000**	**1,050**	**1,060**	**1,099**	**1,154**	**1,156**	**10,349**
		1089	Business Improvement Districts	Expense	557	557	557	557	557	557	557	557	557	557	5,570
			Business Improvement Districts Total		**557**	**557**	**557**	**557**	**557**	**557**	**557**	**557**	**557**	**557**	**5,570**
	3.1 Total				**34,455**	**37,133**	**37,362**	**38,533**	**36,903**	**38,504**	**38,961**	**39,960**	**40,330**	**40,830**	**382,971**
Total 3 Economic Development					**34,455**	**37,133**	**37,362**	**38,533**	**36,903**	**38,504**	**38,961**	**39,960**	**40,330**	**40,830**	**382,971**
Arts and Cultural Activities	**4.1**	1090	Wellington Museums Trust	Expense	11,265	11,818	12,480	12,939	13,264	13,508	13,714	13,899	14,075	14,227	131,189

			Wellington Museums Trust Total		**11,265**	**11,818**	**12,480**	**12,939**	**13,264**	**13,508**	**13,714**	**13,899**	**14,075**	**14,227**	**131,189**
		1092	Te Papa Funding	Expense	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	23,000
			Te Papa Funding Total		**2,300**	**2,300**	**2,300**	**2,300**	**2,300**	**2,300**	**2,300**	**2,300**	**2,300**	**2,300**	**23,000**
		1093	Carter Observatory	Expense	1,297	1,318	1,347	1,381	1,414	1,445	1,476	1,505	1,545	1,566	14,295
			Carter Observatory Total		**1,297**	**1,318**	**1,347**	**1,381**	**1,414**	**1,445**	**1,476**	**1,505**	**1,545**	**1,566**	**14,295**
		1095	City Events Programme	Expense	4,914	4,933	4,853	4,967	5,081	5,188	5,305	5,437	5,553	5,661	51,892
				Income	(40)	(41)	(42)	(43)	(44)	(44)	(45)	(46)	(47)	(48)	(439)
			City Events Programme Total		**4,874**	**4,893**	**4,811**	**4,924**	**5,038**	**5,143**	**5,260**	**5,391**	**5,506**	**5,613**	**51,453**
		1098	Cultural Grants Pool	Expense	2,924	2,924	2,924	2,924	2,924	2,707	2,924	2,924	2,924	2,924	29,025
			Cultural Grants Pool Total		**2,924**	**2,924**	**2,924**	**2,924**	**2,924**	**2,707**	**2,924**	**2,924**	**2,924**	**2,924**	**29,025**
		1099	Subsidised Venue Hire For Community Groups	Expense	541	541	541	541	541	460	460	460	460	460	5,004
			Subsidised Venue Hire For Community Groups Total		**541**	**541**	**541**	**541**	**541**	**460**	**460**	**460**	**460**	**460**	**5,004**
		1100	City Arts Programme	Expense	1,373	1,472	1,475	1,515	1,557	1,598	1,646	1,705	1,750	1,788	15,880
				Income	(24)	(24)	(25)	(26)	(26)	(27)	(27)	(28)	(28)	(29)	(263)
			City Arts Programme Total		**1,349**	**1,448**	**1,450**	**1,490**	**1,531**	**1,572**	**1,619**	**1,677**	**1,722**	**1,759**	**15,616**
		1102	Toi Poneke Arts Centre	Expense	2,930	3,390	2,857	2,922	3,000	3,076	3,164	3,269	3,355	3,410	31,373
				Income	(483)	(492)	(503)	(514)	(525)	(536)	(546)	(556)	(567)	(577)	(5,300)
			Toi Poneke Arts Centre Total		**2,447**	**2,898**	**2,354**	**2,407**	**2,475**	**2,541**	**2,618**	**2,712**	**2,788**	**2,833**	**26,073**
		1103	Public Art Fund	Expense	377	384	388	397	405	414	423	434	443	451	4,117
			Public Art Fund Total		**377**	**384**	**388**	**397**	**405**	**414**	**423**	**434**	**443**	**451**	**4,117**
		1106	Regional Amenities Fund	Expense	609	609	609	609	609	609	609	609	609	609	6,092
			Regional Amenities Fund Total		**609**	**609**	**609**	**609**	**609**	**609**	**609**	**609**	**609**	**609**	**6,092**
		1207	Capital of Culture	Expense	908	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	11,782
			Capital of Culture Total		**908**	**1,208**	**1,208**	**1,208**	**1,208**	**1,208**	**1,208**	**1,208**	**1,208**	**1,208**	**11,782**
	4.1 Total				**28,891**	**30,340**	**30,413**	**31,121**	**31,710**	**31,907**	**32,612**	**33,120**	**33,580**	**33,951**	**317,646**
Total 4 Arts and Cultural Activities					**28,891**	**30,340**	**30,413**	**31,121**	**31,710**	**31,907**	**32,612**	**33,120**	**33,580**	**33,951**	**317,646**
Recreation Facilities and Services	**5.1**	1107	Swimming Pools Operations	Expense	36,144	37,195	37,769	38,737	40,045	41,149	42,436	44,356	45,869	46,971	410,671
				Income	(8,622)	(8,799)	(8,992)	(9,022)	(9,383)	(9,366)	(9,753)	(9,933)	(10,010)	(10,217)	(94,096)
			Swimming Pools Operations Total		**27,522**	**28,397**	**28,777**	**29,715**	**30,662**	**31,783**	**32,683**	**34,423**	**35,859**	**36,754**	**316,575**
		1108	Natural Turf Sport Operations	Expense	5,205	6,588	7,176	7,972	8,293	8,542	8,752	9,079	9,375	9,649	80,632
				Income	(378)	(386)	(394)	(403)	(411)	(420)	(428)	(436)	(444)	(452)	(4,152)
			Natural Turf Sport Operations Total		**4,827**	**6,202**	**6,782**	**7,569**	**7,882**	**8,122**	**8,325**	**8,643**	**8,931**	**9,197**	**76,480**
		1109	Synthetic Turf Sport Operations	Expense	2,670	1,493	1,564	1,682	1,735	1,797	1,883	1,969	1,868	2,016	18,678
				Income	(670)	(703)	(719)	(735)	(750)	(765)	(780)	(794)	(809)	(824)	(7,549)
			Synthetic Turf Sport Operations Total		**2,001**	**790**	**846**	**947**	**985**	**1,032**	**1,103**	**1,174**	**1,059**	**1,192**	**11,129**
		1110	Recreation Centres	Expense	5,159	5,217	5,309	5,518	5,666	5,842	6,066	6,329	6,594	6,762	58,460
				Income	(1,026)	(1,047)	(1,070)	(1,093)	(1,116)	(1,138)	(1,160)	(1,182)	(1,205)	(1,226)	(11,263)
			Recreation Centres Total		**4,133**	**4,170**	**4,239**	**4,424**	**4,550**	**4,703**	**4,906**	**5,146**	**5,389**	**5,536**	**47,197**
		1111	ASB Sports Centre	Expense	8,317	8,477	8,683	8,820	9,046	9,472	9,565	9,879	10,432	10,535	93,227
				Income	(1,737)	(1,798)	(1,838)	(1,878)	(1,917)	(1,956)	(1,993)	(2,031)	(2,069)	(2,107)	(19,323)
			ASB Sports Centre Total		**6,580**	**6,679**	**6,845**	**6,942**	**7,128**	**7,516**	**7,572**	**7,848**	**8,363**	**8,429**	**73,904**
		1112	Basin Reserve Trust	Expense	2,581	2,658	2,721	2,856	2,928	3,018	3,281	3,494	3,775	3,884	31,197
			Basin Reserve Trust Total		**2,581**	**2,658**	**2,721**	**2,856**	**2,928**	**3,018**	**3,281**	**3,494**	**3,775**	**3,884**	**31,197**
		1113	Recreational NZ Academy Sport	Expense	47	47	47	47	47	47	47	47	47	47	470
			Recreational NZ Academy Sport Total		**47**	**47**	**47**	**47**	**47**	**47**	**47**	**47**	**47**	**47**	**470**
		1114	Playground and Skate Facility Maintenance	Expense	1,768	2,071	2,206	2,362	2,533	2,659	2,790	2,907	3,051	3,209	25,558
			Playground and Skate Facility Maintenance Total		**1,768**	**2,071**	**2,206**	**2,362**	**2,533**	**2,659**	**2,790**	**2,907**	**3,051**	**3,209**	**25,558**
		1115	Marina Operations	Expense	980	998	1,009	1,087	1,135	1,221	1,262	1,358	1,369	1,412	11,830
				Income	(795)	(1,043)	(1,066)	(1,090)	(1,112)	(1,135)	(1,156)	(1,178)	(1,201)	(1,222)	(10,998)
			Marina Operations Total		**184**	**(45)**	**(58)**	**(2)**	**22**	**86**	**106**	**180**	**168**	**189**	**832**
		1116	Municipal Golf Course	Expense	287	284	289	297	305	313	322	333	342	349	3,122
				Income	(81)	(82)	(84)	(86)	(88)	(90)	(91)	(93)	(95)	(97)	(888)
			Municipal Golf Course Total		**206**	**202**	**205**	**211**	**217**	**223**	**231**	**240**	**247**	**253**	**2,234**
		1117	Recreation Programmes	Expense	636	629	625	639	640	655	672	694	711	725	6,625
				Income	(105)	(61)	(63)	(64)	(65)	(67)	(68)	(69)	(70)	(72)	(704)
			Recreation Programmes Total		**531**	**567**	**562**	**575**	**574**	**588**	**604**	**625**	**641**	**654**	**5,922**
		1120	Passport to Leisure Programme	Expense	101	185	183	188	195	201	209	219	227	233	1,941
			Passport to Leisure Programme Total		**101**	**185**	**183**	**188**	**195**	**201**	**209**	**219**	**227**	**233**	**1,941**
	5.1 Total				**50,481**	**51,923**	**53,355**	**55,835**	**57,725**	**59,980**	**61,858**	**64,947**	**67,757**	**69,578**	**593,438**
	5.2	1118	Library Network - Wide Operation	Expense	16,433	19,647	15,626	16,854	17,818	18,199	18,539	17,416	18,151	18,739	177,421
				Income	(84)	(86)	(88)	(90)	(92)	(93)	(95)	(97)	(98)	(100)	(923)
			Library Network - Wide Operation Total		**16,349**	**19,561**	**15,538**	**16,764**	**17,727**	**18,106**	**18,444**	**17,319**	**18,053**	**18,638**	**176,498**
		1119	Branch Libraries	Expense	12,902	12,959	13,016	13,397	13,717	13,973	14,487	15,082	15,681	16,089	141,303
				Income	(267)	(176)	(180)	(184)	(188)	(191)	(195)	(198)	(202)	(206)	(1,987)
			Branch Libraries Total		**12,636**	**12,783**	**12,836**	**13,214**	**13,529**	**13,782**	**14,292**	**14,884**	**15,479**	**15,883**	**139,317**
		1121	Community Advice & Information	Expense	4,133	3,744	3,714	3,819	3,943	4,059	4,198	4,368	4,506	4,626	41,110
				Income	(160)	1	1	1	1	1	1	2	2	2	(147)
			Community Advice & Information Total		**3,973**	**3,745**	**3,716**	**3,821**	**3,944**	**4,061**	**4,200**	**4,370**	**4,508**	**4,627**	**40,963**
		1122	Community Group Relationship Management	Expense	23	31	32	33	33	34	35	36	37	38	333
			Community Group Relationship Management Total		**23**	**31**	**32**	**33**	**33**	**34**	**35**	**36**	**37**	**38**	**333**
		1124	Social & Recreational Grant Pool	Expense	5,335	4,972	4,972	4,972	4,972	4,972	4,972	4,972	4,972	4,972	50,084
			Social & Recreational Grant Pool Total		**5,335**	**4,972**	**4,972**	**4,972**	**4,972**	**4,972**	**4,972**	**4,972**	**4,972**	**4,972**	**50,084**
		1125	Housing Operations and Maintenance	Expense	36,544	43,940	47,910	48,397	49,603	52,754	54,485	55,762	57,908	59,998	507,303
				Income	(19,822)	(20,218)	(20,663)	(21,117)	(21,561)	(21,992)	(22,410)	(22,836)	(23,270)	(23,688)	(217,576)
			Housing Operations and Maintenance Total		**16,722**	**23,722**	**27,248**	**27,280**	**28,043**	**30,762**	**32,075**	**32,927**	**34,639**	**36,310**	**289,726**
		1126	Housing Upgrade Project	Expense	1	1	1	1	1	1	1	1	1	1	7
			Housing Upgrade Project Total		**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**7**
		1127	Community Property Programmed Maintenance	Expense	1,407	1,449	1,483	1,536	1,581	1,646	1,708	1,771	1,840	1,899	16,319
				Income	0	0	0	0	0	0	0	0	0	0	0
			Community Property Programmed Maintenance Total		**1,407**	**1,449**	**1,483**	**1,536**	**1,581**	**1,646**	**1,708**	**1,771**	**1,840**	**1,899**	**16,319**
		1128	Community Halls Operations and Maintenance	Expense	1,931	2,056	2,040	2,100	2,170	2,245	2,334	2,439	2,560	2,628	22,502
				Income	(10)	(10)	(10)	(10)	(11)	(11)	(11)	(11)	(12)	(12)	(108)
			Community Halls Operations and Maintenance Total		**1,921**	**2,046**	**2,030**	**2,090**	**2,159**	**2,234**	**2,322**	**2,427**	**2,548**	**2,616**	**22,394**
		1129	Community Prop & Facility Ops	Expense	4,131	4,600	4,448	5,716	5,887	6,084	5,490	5,711	6,077	7,228	55,373
				Income	(308)	(314)	(321)	(328)	(335)	(342)	(348)	(355)	(361)	(368)	(3,379)
			Community Prop & Facility Ops Total		**3,823**	**4,286**	**4,127**	**5,388**	**5,552**	**5,743**	**5,142**	**5,357**	**5,715**	**6,860**	**51,993**
		1130	Rent Grants For Community Welfare Groups	Expense	232	232	232	232	232	232	232	232	232	232	2,320
			Rent Grants For Community Welfare Groups Total		**232**	**232**	**232**	**232**	**232**	**232**	**232**	**232**	**232**	**232**	**2,320**
		1131	Burial & Cremation Operations	Expense	2,462	2,588	2,628	2,713	2,877	3,004	3,143	3,274	3,363	3,458	29,511
				Income	(1,151)	(1,186)	(1,212)	(1,239)	(1,265)	(1,290)	(1,314)	(1,339)	(1,365)	(1,389)	(12,750)

			Burial & Cremation Operations Total		**1,311**	**1,402**	**1,416**	**1,474**	**1,613**	**1,714**	**1,829**	**1,934**	**1,998**	**2,069**	**16,761**
		1132	Public Toilet Cleaning And Maintenance	Expense	5,663	6,088	6,206	6,382	6,614	6,901	7,189	7,470	7,800	8,039	68,352
			Public Toilet Cleaning And Maintenance Total		**5,663**	**6,088**	**6,206**	**6,382**	**6,614**	**6,901**	**7,189**	**7,470**	**7,800**	**8,039**	**68,352**
		1135	Anti-Graffiti Flying Squad	Expense	850	1,020	1,028	1,055	1,084	1,113	1,144	1,182	1,212	1,240	10,927
			Anti-Graffiti Flying Squad Total		**850**	**1,020**	**1,028**	**1,055**	**1,084**	**1,113**	**1,144**	**1,182**	**1,212**	**1,240**	**10,927**
		1136	Safe City Project Operations	Expense	2,929	2,927	2,910	2,989	3,090	3,148	3,268	3,409	3,523	3,629	31,821
				Income	(234)	(239)	(244)	(249)	(254)	(259)	(264)	(269)	(274)	(279)	(2,566)
			Safe City Project Operations Total		**2,695**	**2,688**	**2,666**	**2,739**	**2,836**	**2,889**	**3,004**	**3,139**	**3,249**	**3,350**	**29,255**
		1137	Civil Defence	Expense	3,531	3,620	3,689	3,817	3,926	4,001	4,118	4,243	4,371	4,461	39,777
				Income	(200)	(204)	(209)	(213)	(217)	(221)	(226)	(230)	(234)	(238)	(2,193)
			Civil Defence Total		**3,331**	**3,416**	**3,481**	**3,604**	**3,709**	**3,779**	**3,892**	**4,013**	**4,136**	**4,223**	**37,584**
		1138	Rural Fire	Expense	71	72	74	75	77	79	81	83	85	86	783
			Rural Fire Total		**71**	**72**	**74**	**75**	**77**	**79**	**81**	**83**	**85**	**86**	**783**
		1208	CBD Library Services Network	Expense	8,489	11,382	16,414	17,346	17,531	17,917	18,402	18,552	18,921	19,352	164,308
				Income	(36)	(37)	(38)	(39)	(40)	(40)	(41)	(42)	(43)	(44)	(400)
			CBD Library Services Network Total		**8,453**	**11,345**	**16,376**	**17,308**	**17,492**	**17,877**	**18,361**	**18,510**	**18,878**	**19,308**	**163,909**
	5.2 Total				**84,794**	**98,859**	**103,460**	**107,967**	**111,198**	**115,924**	**118,923**	**120,628**	**125,384**	**130,391**	**1,117,527**
	5.3	1133	Public Health (Food & Alcohol Premises, Dog Registrations)	Expense	7,150	7,387	7,256	7,444	7,689	7,875	8,124	8,434	8,673	8,868	78,899
				Income	(5,045)	(5,146)	(5,259)	(5,375)	(5,487)	(5,597)	(5,703)	(5,812)	(5,922)	(6,029)	(55,375)
			Public Health (Food & Alcohol Premises, Dog Registrations) Total		**2,105**	**2,241**	**1,997**	**2,069**	**2,201**	**2,278**	**2,421**	**2,622**	**2,751**	**2,839**	**23,524**
		1134	Noise Monitoring	Expense	1,038	1,071	1,074	1,104	1,134	1,165	1,198	1,238	1,270	1,297	11,588
				Income	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(21)
			Noise Monitoring Total		**1,036**	**1,069**	**1,072**	**1,102**	**1,132**	**1,163**	**1,196**	**1,236**	**1,268**	**1,295**	**11,568**
	5.3 Total				**3,141**	**3,310**	**3,069**	**3,171**	**3,334**	**3,441**	**3,616**	**3,858**	**4,018**	**4,134**	**35,092**
Total 5 Recreation Facilities and Services					**138,416**	**154,092**	**159,884**	**166,972**	**172,256**	**179,345**	**184,397**	**189,433**	**197,159**	**204,103**	**1,746,056**
Urban Development	**6.1**	1139	District Plan	Expense	5,835	5,761	5,683	5,604	5,777	5,862	6,056	6,299	6,484	6,633	59,994
			District Plan Total		**5,835**	**5,761**	**5,683**	**5,604**	**5,777**	**5,862**	**6,056**	**6,299**	**6,484**	**6,633**	**59,994**
		1142	Public Art and Sculpture Maintenance	Expense	498	497	476	488	526	518	536	556	579	605	5,279
			Public Art and Sculpture Maintenance Total		**498**	**497**	**476**	**488**	**526**	**518**	**536**	**556**	**579**	**605**	**5,279**
		1143	Public Space-Centre Development Plan	Expense	6,483	6,369	6,892	7,094	7,508	7,855	8,302	8,589	8,905	9,046	77,042
			Public Space-Centre Development Plan Total		**6,483**	**6,369**	**6,892**	**7,094**	**7,508**	**7,855**	**8,302**	**8,589**	**8,905**	**9,046**	**77,042**
		1145	City Heritage Development	Expense	1,314	1,267	1,273	1,297	1,324	1,350	1,383	1,426	1,457	1,481	13,572
			City Heritage Development Total		**1,314**	**1,267**	**1,273**	**1,297**	**1,324**	**1,350**	**1,383**	**1,426**	**1,457**	**1,481**	**13,572**
		1206	Housing Investment Programme	Expense	15,975	16,649	17,113	17,628	18,248	18,948	19,740	20,835	21,512	22,447	189,095
				Income	(13,277)	(14,221)	(14,627)	(15,014)	(15,420)	(15,839)	(16,256)	(16,770)	(17,240)	(17,693)	(156,356)
			Housing Investment Programme Total		**2,698**	**2,428**	**2,486**	**2,614**	**2,828**	**3,109**	**3,484**	**4,065**	**4,273**	**4,754**	**32,739**
		1215	Te Ngakau Programme	Expense	9,251	186	219	172	177	182	188	195	200	205	10,975
			Te Ngakau Programme Total		**9,251**	**186**	**219**	**172**	**177**	**182**	**188**	**195**	**200**	**205**	**10,975**
		1226	Sub-Surface Asset Data Project	Expense	1,558	1,431	616	619	621	624	627	632	634	634	7,995
				Income	(1,980)	(917)	(595)	(608)	(620)	(633)	(645)	(657)	(670)	(682)	(8,006)
			Sub-Surface Asset Data Project Total		**(422)**	**514**	**21**	**11**	**0**	**(9)**	**(18)**	**(26)**	**(36)**	**(47)**	**(11)**
	6.1 Total				**25,656**	**17,021**	**17,050**	**17,280**	**18,140**	**18,869**	**19,932**	**21,103**	**21,862**	**22,677**	**199,591**
	6.2	1146	Building Control and Facilitation	Expense	21,639	22,451	22,250	22,898	23,618	24,302	25,103	26,111	26,858	27,473	242,702
				Income	(16,181)	(16,520)	(16,884)	(17,239)	(17,584)	(17,919)	(18,259)	(18,606)	(18,942)	(19,283)	(177,417)
			Building Control and Facilitation Total		**5,458**	**5,931**	**5,366**	**5,660**	**6,034**	**6,383**	**6,844**	**7,505**	**7,916**	**8,190**	**65,285**
		1148	Development Control and Facilitation	Expense	9,987	10,289	10,137	10,420	10,753	11,067	11,431	11,887	12,225	12,514	110,711
				Income	(5,749)	(5,864)	(5,993)	(6,124)	(6,253)	(6,378)	(6,499)	(6,623)	(6,749)	(6,870)	(63,101)
			Development Control and Facilitation Total		**4,238**	**4,425**	**4,145**	**4,295**	**4,500**	**4,689**	**4,932**	**5,265**	**5,477**	**5,644**	**47,610**
		1151	Earthquake Risk Building Project	Expense	1,448	1,484	1,490	1,533	1,578	1,625	1,678	1,744	1,794	1,834	16,209
				Income	(3)	(3)	(3)	(3)	(3)	(4)	(4)	(4)	(4)	(4)	(35)
			Earthquake Risk Building Project Total		**1,445**	**1,481**	**1,486**	**1,529**	**1,575**	**1,622**	**1,675**	**1,740**	**1,790**	**1,830**	**16,173**
	6.2 Total				**11,140**	**11,837**	**10,997**	**11,484**	**12,109**	**12,694**	**13,450**	**14,510**	**15,183**	**15,664**	**129,068**
Total 6 Urban Development					**36,797**	**28,858**	**28,047**	**28,764**	**30,249**	**31,562**	**33,382**	**35,613**	**37,046**	**38,341**	**328,659**
Transport	**7.1**	1024	Road Corridor Growth Control	Expense	2,670	2,876	2,947	3,039	3,125	3,217	3,308	3,408	3,493	3,571	31,654
				Income	(1,030)	(1,107)	(1,136)	(1,166)	(1,195)	(1,223)	(1,251)	(1,278)	(1,305)	(1,333)	(12,023)
			Road Corridor Growth Control Total		**1,641**	**1,770**	**1,811**	**1,873**	**1,930**	**1,994**	**2,057**	**2,129**	**2,187**	**2,238**	**19,631**
		1025	Street Cleaning	Expense	8,339	8,917	9,103	9,357	9,595	9,853	10,100	10,380	10,625	10,840	97,110
				Income	(3,096)	(3,309)	(3,385)	(3,463)	(3,539)	(3,613)	(3,686)	(3,759)	(3,835)	(3,907)	(35,592)
			Street Cleaning Total		**5,243**	**5,608**	**5,718**	**5,894**	**6,056**	**6,239**	**6,415**	**6,620**	**6,791**	**6,933**	**61,518**
		1152	Ngauranga to Airport Corridor	Expense	254	49	55	57	59	61	63	66	68	70	803
			Ngauranga to Airport Corridor Total		**254**	**49**	**55**	**57**	**59**	**61**	**63**	**66**	**68**	**70**	**803**
		1153	Transport Planning and Policy	Expense	1,243	1,279	1,305	1,342	1,384	1,422	1,472	1,534	1,582	1,621	14,182
				Income	0	0	0	0	0	0	0	0	0	0	0
			Transport Planning and Policy Total		**1,243**	**1,279**	**1,305**	**1,342**	**1,384**	**1,422**	**1,472**	**1,534**	**1,582**	**1,621**	**14,182**
		1154	Road Maintenance	Expense	4,108	4,367	4,457	4,583	4,701	4,829	4,952	5,092	5,214	5,321	47,624
				Income	(1,299)	(1,380)	(1,411)	(1,444)	(1,475)	(1,506)	(1,517)	(1,547)	(1,577)	(1,607)	(14,761)
			Road Maintenance Total		**2,809**	**2,987**	**3,046**	**3,139**	**3,226**	**3,323**	**3,436**	**3,546**	**3,638**	**3,714**	**32,863**
		1155	Tawa Shared Driveways Maintenance	Expense	35	35	36	37	38	39	40	41	42	43	386
			Tawa Shared Driveways Maintenance Total		**35**	**35**	**36**	**37**	**38**	**39**	**40**	**41**	**42**	**43**	**386**
		1156	Wall, Bridge & Tunnel Maintenance	Expense	3,148	3,003	3,065	3,151	3,232	3,320	3,405	3,501	3,584	3,658	33,068
				Income	(1,102)	(1,124)	(1,149)	(1,176)	(1,202)	(1,227)	(1,252)	(1,277)	(1,302)	(1,327)	(12,137)
			Wall, Bridge & Tunnel Maintenance Total		**2,046**	**1,879**	**1,916**	**1,975**	**2,030**	**2,093**	**2,153**	**2,224**	**2,282**	**2,331**	**20,931**
		1157	Drains & Walls Asset Management	Expense	14,348	15,101	15,516	16,449	17,326	18,412	19,715	20,997	23,121	23,956	184,940
				Income	(171)	(190)	(194)	(199)	(203)	(207)	(211)	(216)	(220)	(224)	(2,035)
			Drains & Walls Asset Management Total		**14,176**	**14,912**	**15,322**	**16,250**	**17,123**	**18,204**	**19,503**	**20,782**	**22,901**	**23,732**	**182,905**
		1158	Kerb & Channel Maintenance	Expense	2,049	2,192	2,238	2,300	2,359	2,421	2,481	2,549	2,609	2,662	23,861
				Income	(773)	(827)	(846)	(865)	(884)	(903)	(921)	(939)	(958)	(976)	(8,893)
			Kerb & Channel Maintenance Total		**1,275**	**1,366**	**1,393**	**1,435**	**1,474**	**1,518**	**1,561**	**1,610**	**1,651**	**1,685**	**14,969**
		1159	Vehicle Network Asset Management	Expense	38,455	46,897	54,548	65,449	77,444	89,034	100,386	98,775	104,627	112,947	788,562
				Income	(404)	(412)	(421)	(431)	(440)	(449)	(458)	(466)	(475)	(484)	(4,440)
			Vehicle Network Asset Management Total		**38,051**	**46,485**	**54,127**	**65,018**	**77,004**	**88,585**	**99,928**	**98,309**	**104,152**	**112,463**	**784,122**
		1160	Port and Ferry Access Planning	Expense	82	93	97	102	105	108	110	113	116	118	1,045
			Port and Ferry Access Planning Total		**82**	**93**	**97**	**102**	**105**	**108**	**110**	**113**	**116**	**118**	**1,045**
		1161	Cycleways Maintenance	Expense	594	629	664	764	807	853	999	1,154	1,312	1,473	9,249
				Income	(224)	(237)	(251)	(287)	(303)	(318)	(371)	(426)	(482)	(541)	(3,440)
			Cycleways Maintenance Total		**370**	**392**	**413**	**476**	**504**	**535**	**628**	**729**	**830**	**932**	**5,808**
		1162	Cycleway Asset Management	Expense	680	3,135	5,476	8,393	10,259	11,736	13,235	15,017	16,857	18,816	103,604
				Income	(8)	(8)	(8)	(8)	(9)	(9)	(9)	(9)	(9)	(9)	(87)
			Cycleway Asset Management Total		**673**	**3,126**	**5,468**	**8,384**	**10,250**	**11,727**	**13,226**	**15,008**	**16,848**	**18,806**	**103,517**

		1163	Cycleways Planning	Expense	5,552	5,500	5,482	5,638	5,805	5,958	6,152	6,393	6,580	6,733	59,793
				Income	(1,545)	(1,576)	(1,612)	(1,649)	(1,686)	(1,721)	(1,755)	(1,791)	(1,826)	(1,861)	(17,022)
			Cycleways Planning Total		**4,007**	**3,924**	**3,869**	**3,989**	**4,119**	**4,237**	**4,396**	**4,603**	**4,754**	**4,872**	**42,770**
		1164	Lambton Quay Interchange Maintenance	Expense	1,089	1,111	1,123	1,164	1,199	1,238	1,281	1,326	1,388	1,416	12,335
				Income	(465)	(475)	(485)	(496)	(506)	(516)	(527)	(537)	(547)	(557)	(5,111)
			Lambton Quay Interchange Maintenance Total		**624**	**636**	**638**	**668**	**693**	**722**	**754**	**789**	**841**	**858**	**7,223**
		1165	Street Furniture Advertising	Income	(1,205)	(1,231)	(1,258)	(1,285)	(1,312)	(1,339)	(1,365)	(1,391)	(1,418)	(1,445)	(13,249)
			Street Furniture Advertising Total		**(1,205)**	**(1,231)**	**(1,258)**	**(1,285)**	**(1,312)**	**(1,339)**	**(1,365)**	**(1,391)**	**(1,418)**	**(1,445)**	**(13,249)**
		1166	Passenger Transport Asset Management	Expense	1,243	1,267	1,303	1,353	1,416	1,491	1,555	1,651	1,722	1,791	14,791
				Income	0	0	0	0	0	0	0	0	0	0	0
			Passenger Transport Asset Management Total		**1,243**	**1,267**	**1,303**	**1,353**	**1,416**	**1,491**	**1,555**	**1,651**	**1,722**	**1,791**	**14,791**
		1168	Cable Car	Expense	1,079	854	316	3,025	2,484	17	17	17	17	12	7,839
			Cable Car Total		**1,079**	**854**	**316**	**3,025**	**2,484**	**17**	**17**	**17**	**17**	**12**	**7,839**
		1170	Street Furniture Maintenance	Expense	424	446	471	498	527	557	589	621	656	691	5,480
				Income	(17)	(17)	(18)	(18)	(19)	(19)	(19)	(20)	(20)	(20)	(187)
			Street Furniture Maintenance Total		**407**	**429**	**453**	**480**	**508**	**539**	**570**	**601**	**636**	**671**	**5,293**
		1171	Footpaths Asset Management	Expense	13,085	13,639	14,504	15,257	16,119	17,414	18,826	20,298	21,532	22,262	172,936
				Income	(75)	(80)	(82)	(84)	(86)	(88)	(90)	(91)	(93)	(95)	(865)
			Footpaths Asset Management Total		**13,010**	**13,559**	**14,422**	**15,172**	**16,033**	**17,327**	**18,737**	**20,207**	**21,439**	**22,167**	**172,071**
		1172	Footpaths & Accessway Maintenance	Expense	1,702	1,687	1,722	1,770	1,815	1,863	1,909	1,962	2,008	2,048	18,484
				Income	(643)	(637)	(651)	(666)	(681)	(695)	(709)	(723)	(738)	(752)	(6,894)
			Footpaths & Accessway Maintenance Total		**1,059**	**1,050**	**1,071**	**1,104**	**1,134**	**1,168**	**1,200**	**1,238**	**1,270**	**1,296**	**11,591**
		1173	Footpaths Structures Maintenance	Expense	323	370	398	418	438	460	483	507	532	556	4,486
				Income	(122)	(125)	(128)	(131)	(134)	(136)	(139)	(142)	(145)	(147)	(1,349)
			Footpaths Structures Maintenance Total		**201**	**245**	**270**	**287**	**305**	**324**	**344**	**365**	**387**	**409**	**3,138**
		1174	Traffic Signals Maintenance	Expense	2,014	2,081	2,156	2,248	2,341	2,442	2,545	2,659	2,738	2,803	24,028
				Income	(764)	(780)	(797)	(816)	(834)	(851)	(868)	(886)	(903)	(920)	(8,420)
			Traffic Signals Maintenance Total		**1,250**	**1,301**	**1,358**	**1,433**	**1,508**	**1,591**	**1,677**	**1,773**	**1,835**	**1,882**	**15,608**
		1175	Traffic Control Asset Management	Expense	6,146	6,361	4,514	3,720	3,761	3,950	4,157	3,911	3,297	3,439	43,257
				Income	(235)	(272)	(278)	(285)	(291)	(297)	(303)	(309)	(315)	(321)	(2,908)
			Traffic Control Asset Management Total		**5,912**	**6,089**	**4,236**	**3,435**	**3,470**	**3,652**	**3,853**	**3,602**	**2,982**	**3,117**	**40,349**
		1176	Road Marking Maintenance	Expense	1,741	1,866	1,905	1,958	2,008	2,062	2,114	2,173	2,224	2,269	20,320
				Income	(654)	(701)	(717)	(733)	(750)	(765)	(781)	(796)	(812)	(828)	(7,537)
			Road Marking Maintenance Total		**1,086**	**1,165**	**1,188**	**1,225**	**1,259**	**1,297**	**1,333**	**1,377**	**1,412**	**1,442**	**12,784**
		1177	Traffic & Street Sign Maintenance	Expense	470	504	514	529	542	557	571	588	602	614	5,490
				Income	(175)	(188)	(192)	(197)	(201)	(205)	(209)	(214)	(218)	(222)	(2,021)
			Traffic & Street Sign Maintenance Total		**294**	**316**	**322**	**332**	**341**	**352**	**362**	**374**	**384**	**392**	**3,468**
		1178	Network Planning & Coordination	Expense	4,546	4,666	4,744	4,936	5,110	5,332	5,548	5,818	6,022	6,187	52,909
				Income	(2,056)	(2,098)	(2,144)	(2,191)	(2,237)	(2,282)	(2,326)	(2,370)	(2,415)	(2,459)	(22,581)
			Network Planning & Coordination Total		**2,489**	**2,568**	**2,599**	**2,744**	**2,873**	**3,049**	**3,222**	**3,448**	**3,607**	**3,728**	**30,328**
		1179	Street Lighting Maintenance	Expense	4,048	4,385	4,545	4,724	4,903	5,093	5,282	5,486	5,692	5,902	50,060
				Income	(1,968)	(2,086)	(2,133)	(2,183)	(2,231)	(2,277)	(2,323)	(2,369)	(2,417)	(2,463)	(22,449)
			Street Lighting Maintenance Total		**2,081**	**2,300**	**2,411**	**2,542**	**2,672**	**2,815**	**2,959**	**3,117**	**3,275**	**3,439**	**27,611**
		1180	Transport Education & Promotion	Expense	549	584	591	614	633	653	676	705	728	747	6,481
				Income	(235)	(240)	(245)	(250)	(255)	(261)	(266)	(271)	(276)	(281)	(2,579)
			Transport Education & Promotion Total		**314**	**344**	**346**	**364**	**378**	**392**	**411**	**434**	**452**	**466**	**3,902**
		1181	Fences & Guardrails Maintenance	Expense	207	274	357	445	539	640	748	865	992	1,129	6,195
				Income	(31)	(33)	(34)	(34)	(35)	(36)	(37)	(37)	(38)	(39)	(354)
			Fences & Guardrails Maintenance Total		**176**	**241**	**323**	**410**	**504**	**604**	**712**	**827**	**954**	**1,090**	**5,841**
		1182	Safety Asset Management	Expense	4,286	4,454	4,544	4,775	4,978	5,200	5,452	5,702	6,085	6,130	51,606
				Income	(212)	(232)	(237)	(243)	(248)	(253)	(258)	(263)	(268)	(273)	(2,486)
			Safety Asset Management Total		**4,074**	**4,222**	**4,307**	**4,532**	**4,730**	**4,947**	**5,194**	**5,439**	**5,818**	**5,858**	**49,121**
	7.1 Total				**106,000**	119,259	128,883	147,793	164,297	179,035	196,522	201,183	213,453	226,732	1,683,157
	7.2	1184	Parking Services & Enforcement	Expense	22,064	22,599	22,815	23,625	24,727	24,166	24,982	25,838	26,585	27,345	244,746
				Income	(38,937)	(39,830)	(40,660)	(41,564)	(42,447)	(43,306)	(44,139)	(44,988)	(45,853)	(46,689)	(428,414)
			Parking Services & Enforcement Total		**(16,873)**	**(17,232)**	**(17,845)**	**(17,939)**	**(17,720)**	**(19,140)**	**(19,157)**	**(19,150)**	**(19,268)**	**(19,344)**	**(183,668)**
		1185	Waterfront Parking Services	Expense	142	160	158	162	162	166	170	175	179	183	1,657
				Income	(1,135)	(1,158)	(1,184)	(1,211)	(1,238)	(1,264)	(1,289)	(1,315)	(1,341)	(1,367)	(12,503)
			Waterfront Parking Services Total		**(993)**	**(998)**	**(1,026)**	**(1,049)**	**(1,076)**	**(1,098)**	**(1,119)**	**(1,140)**	**(1,162)**	**(1,184)**	**(10,846)**
	7.2 Total				**(17,866)**	**(18,229)**	**(18,871)**	**(18,988)**	**(18,796)**	**(20,238)**	**(20,276)**	**(20,290)**	**(20,430)**	**(20,528)**	**(194,514)**
Total 7 Transport					**88,134**	**101,030**	**110,011**	**128,805**	**145,501**	**158,796**	**176,246**	**180,893**	**193,023**	**206,204**	**1,488,644**
Council	**10.1**	1012	Maori Partnerships	Expense	2,254	2,361	2,398	2,469	2,536	2,609	2,685	2,777	2,849	2,909	25,848
			Maori Partnerships Total		**2,254**	**2,361**	**2,398**	**2,469**	**2,536**	**2,609**	**2,685**	**2,777**	**2,849**	**2,909**	**25,848**
		1013	Maori Strategic Advice	Expense	2,092	2,169	2,204	2,272	2,337	2,409	2,483	2,574	2,642	2,698	23,881
			Maori Strategic Advice Total		**2,092**	**2,169**	**2,204**	**2,272**	**2,337**	**2,409**	**2,483**	**2,574**	**2,642**	**2,698**	**23,881**
		1186	Waterfront Commercial Property Services	Expense	4,019	4,868	5,035	5,173	5,199	5,376	5,573	5,739	5,881	6,047	52,911
				Income	(2,034)	(2,242)	(2,292)	(2,303)	(2,349)	(2,432)	(2,479)	(2,526)	(2,530)	(2,576)	(23,762)
			Waterfront Commercial Property Services Total		**1,985**	**2,626**	**2,744**	**2,870**	**2,850**	**2,944**	**3,094**	**3,214**	**3,351**	**3,471**	**29,149**
		1187	Commercial Property Management & Services	Expense	9,662	11,093	12,750	13,687	14,268	15,014	15,521	16,275	17,890	18,273	144,434
				Income	(2,950)	(4,047)	(5,521)	(5,642)	(5,760)	(5,876)	(5,987)	(6,101)	(6,217)	(6,329)	(54,430)
			Commercial Property Management & Services Total		**6,713**	**7,046**	**7,229**	**8,045**	**8,507**	**9,139**	**9,534**	**10,174**	**11,673**	**11,944**	**90,004**
		1191	NZTA Income on Capex Work	Income	(56,761)	(45,646)	(54,173)	(48,606)	(38,358)	(29,477)	(31,466)	(33,009)	(34,030)	(32,104)	(403,629)
			NZTA Income on Capex Work Total		**(56,761)**	**(45,646)**	**(54,173)**	**(48,606)**	**(38,358)**	**(29,477)**	**(31,466)**	**(33,009)**	**(34,030)**	**(32,104)**	**(403,629)**
		1193	Self Insurance Reserve	Expense	1,781	1,650	1,683	1,726	1,765	1,809	1,852	1,900	1,941	1,978	18,085
			Self Insurance Reserve Total		**1,781**	**1,650**	**1,683**	**1,726**	**1,765**	**1,809**	**1,852**	**1,900**	**1,941**	**1,978**	**18,085**
		1196	External Capital Funding	Income	(130,074)	(106,298)	(43,825)	0	(6,520)	(2,768)	0	0	0	0	(289,486)
			External Capital Funding Total		**(130,074)**	**(106,298)**	**(43,825)**	**0**	**(6,520)**	**(2,768)**	**0**	**0**	**0**	**0**	**(289,486)**
		1198	Waterfront Utilities Management	Expense	760	773	791	815	845	863	893	920	951	968	8,579
				Income	(180)	(184)	(188)	(192)	(196)	(200)	(204)	(207)	(211)	(215)	(1,976)
			Waterfront Utilities Management Total		**580**	**589**	**604**	**623**	**650**	**664**	**689**	**712**	**739**	**753**	**6,604**
		1200	Org	Expense	12,843	9,249	8,893	9,192	9,414	8,948	9,153	9,203	9,380	9,488	95,763
				Income	(598,514)	(659,910)	(741,414)	(791,059)	(841,293)	(885,686)	(937,950)	(972,862)	(1,023,609)	(1,069,438)	(8,521,733)
			Org Total		**(585,670)**	**(650,661)**	**(732,520)**	**(781,868)**	**(831,879)**	**(876,738)**	**(928,797)**	**(963,659)**	**(1,014,229)**	**(1,059,950)**	**(8,425,971)**
		1204	Sustainable Parking Infrastructure	Income	0	0	0	0	0	0	0	0	0	0	0
			Sustainable Parking Infrastructure Total		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
		1218	Maori Capability and Success	Expense	1,303	1,393	1,406	1,452	1,496	1,545	1,598	1,664	1,713	1,752	15,323
			Maori Capability and Success Total		**1,303**	**1,393**	**1,406**	**1,452**	**1,496**	**1,545**	**1,598**	**1,664**	**1,713**	**1,752**	**15,323**
		1220	Climate change response	Expense	7,259	10,622	10,924	9,686	6,851	5,887	5,858	5,941	5,975	6,055	75,059
			Climate change response Total		**7,259**	**10,622**	**10,924**	**9,686**	**6,851**	**5,887**	**5,858**	**5,941**	**5,975**	**6,055**	**75,059**
		1228	Te Matapihi Operations	Expense	0	(48)	(180)	(534)	(1,086)	(1,667)	(2,429)	(3,206)	(3,966)	(4,600)	(17,717)

		Te Matapihi Operations Total	**0**	**(48)**	**(180)**	**(534)**	**(1,086)**	**(1,667)**	**(2,429)**	**(3,206)**	**(3,966)**	**(4,600)**	**(17,717)**
	10.1 Total	**Organisational Projects**	**(748,538)**	**(774,198)**	**(801,507)**	**(801,862)**	**(850,849)**	**(883,647)**	**(934,899)**	**(970,918)**	**(1,021,340)**	**(1,065,092)**	**(8,852,852)**
Total 10 Council			**(748,538)**	**(774,198)**	**(801,507)**	**(801,862)**	**(850,849)**	**(883,647)**	**(934,899)**	**(970,918)**	**(1,021,340)**	**(1,065,092)**	**(8,852,852)**
Grand Total			**(90,163)**	**(76,757)**	**(47,068)**	**7,302**	**(315)**	**12,717**	**12,546**	**18,362**	**15,965**	**22,347**	**(125,064)**

CAPITAL

Strategy	Activity Group	Activity	Activity Description	2024/25 Draft Budget	2025/26 Draft Budget	2026/27 Draft Budget	2027/28 Draft Budget	2028/29 Draft Budget	2029/30 Draft Budget	2030/31 Draft Budget	2031/32 Draft Budget	2032/33 Draft Budget	2033/34 Draft Budget	Total $000s
Governance	**1.1**	2000	Committee & Council Processes	0	146	0	0	0	0	0	0	0	0	146
	1.1 Total			**0**	**146**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**146**
Total 1 Governance				**0**	**146**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**146**
Environment and Infrastructure	**2.1**	2001	Property Purchases - Reserves	1,541	3,437	0	4,674	0	4,771	4,862	15,740	7,696	7,026	49,746
		2003	Parks Infrastructure	1,525	1,472	1,522	1,800	1,830	1,939	1,530	1,101	1,266	2,161	16,147
		2004	Parks Buildings	740	816	977	977	1,069	1,228	1,055	1,002	1,103	1,119	10,086
		2005	Plimmer Bequest Project	905	389	0	0	0	0	2,265	439	0	0	3,997
		2006	Botanic Garden	1,138	3,914	5,828	520	3,502	2,430	644	2,699	4,352	2,688	27,715
		2008	Coastal	1,605	1,467	851	511	857	656	831	596	829	845	9,048
		2009	Town Belt & Reserves	4,899	758	1,210	1,488	1,387	4,235	5,499	4,148	5,968	4,565	34,157
		2010	Walkways renewals	1,543	1,013	1,934	3,265	2,710	3,131	3,654	1,481	1,683	3,391	23,804
		2067	Wgtn Waterfront Development	1,000	1,020	1,042	7,671	32,632	11,095	0	0	0	0	54,461
		2068	Waterfront Renewals	3,347	3,669	3,907	3,472	3,949	3,485	2,129	1,745	1,769	2,010	29,482
	2.1 Total			**18,241**	**17,956**	**17,272**	**24,377**	**47,938**	**32,971**	**22,467**	**28,952**	**24,666**	**23,804**	**258,644**
	2.2	2011	Southern Landfill Improvement	9,368	30,955	12,965	12,063	7,839	5,059	5,439	6,951	7,181	7,521	105,341
	2.2 Total			**9,368**	**30,955**	**12,965**	**12,063**	**7,839**	**5,059**	**5,439**	**6,951**	**7,181**	**7,521**	**105,341**
	2.3	2013	Water - Network renewals	4,927	**12,199**	**19,944**	**16,394**	**13,769**	**17,746**	**12,021**	**23,886**	**22,801**	**24,577**	**168,264**
		2015	Water - Water Meter upgrades	0	**0**	**0**	**2,527**	**13,093**	**33,485**	**43,189**	**42,011**	**9,322**	**0**	**143,627**
		2016	Water - Network upgrades	2,775	1,734	1,728	4,438	4,023	2,340	1,158	1,301	1,181	1,267	21,945
		2019	Water - Reservoir renewals	0	0	0	0	0	0	0	0	967	4,443	5,411
		2020	Water - Reservoir upgrades	0	0	0	0	0	0	0	0	1,934	5,925	7,859
	2.3 Total			**7,703**	**13,933**	**21,672**	**23,359**	**30,885**	**53,571**	**56,368**	**67,198**	**36,205**	**36,211**	**347,105**
	2.4	2023	Wastewater - Network renewals	30,570	23,953	27,123	73,757	60,265	45,613	39,254	39,632	28,249	25,951	394,367
		2024	Wastewater - Network upgrades	22,309	17,434	10,133	6,386	2,245	15,027	14,817	14,672	27,535	85,814	216,372
		2146	Sludge Minimisation	129,228	90,397	41,861	(1)	(2)	(1)	(1)	(1)	0	1	261,480
	2.4 Total			**182,106**	**131,784**	**79,118**	**80,141**	**62,508**	**60,639**	**54,070**	**54,303**	**55,785**	**111,766**	**872,220**
	2.5	2028	Stormwater - Network upgrades	2,195	2,199	2,237	3,013	7,985	23,032	55,124	45,601	5,174	9,072	155,632
		2029	Stormwater - Network renewals	1,526	1,591	11,087	4,801	3,562	3,609	2,731	7,806	12,289	4,014	53,014
	2.5 Total			**3,721**	**3,789**	**13,323**	**7,814**	**11,547**	**26,641**	**57,855**	**53,407**	**17,464**	**13,086**	**208,646**
	2.6	2033	Zoo renewals	1,311	**1,342**	**1,406**	**1,823**	**1,901**	**1,913**	**1,957**	**2,159**	**2,204**	**2,251**	**18,267**
		2034	Zoo upgrades	0	0	0	0	332	793	5,213	8,428	423	987	16,177
		2135	Zealandia	0	0	0	0	443	1,472	1,159	1,184	0	0	4,258
	2.6 Total			**1,311**	**1,342**	**1,406**	**1,823**	**2,676**	**4,178**	**8,329**	**11,771**	**2,627**	**3,238**	**38,702**
Total 2 Environment and Infrastructure				**222,450**	**199,759**	**145,756**	**149,578**	**163,394**	**183,059**	**204,528**	**222,583**	**143,927**	**195,626**	**1,830,658**
Economic Development	**3.1**	2035	Wellington Venues renewals	3,304	**2,851**	**2,143**	**5,714**	**6,038**	**4,555**	**1,130**	**2,931**	**7,103**	**4,043**	**39,812**
		2036	Venues Upgrades	0	0	0	3,196	3,260	3,322	3,385	0	0	0	13,163
	3.1 Total			**3,304**	**2,851**	**2,143**	**8,910**	**9,298**	**7,877**	**4,515**	**2,931**	**7,103**	**4,043**	**52,975**
Total 3 Economic Development				**3,304**	**2,851**	**2,143**	**8,910**	**9,298**	**7,877**	**4,515**	**2,931**	**7,103**	**4,043**	**52,975**
Arts and Cultural Activities	**4.1**	2038	Gallery & Museum Upgrades	1,684	**12,316**	**5,754**	**957**	**0**	**0**	**0**	**0**	**0**	**0**	**20,711**
		2041	Te ara o nga tupuna - Maori heritage trails	783	0	0	0	0	0	0	0	0	0	783
		2042	Arts Installation	75	77	78	80	82	83	85	86	88	89	822
		2148	Toi Poneke Art centre relocation to new building`	275	3,350	2,085	95	0	0	0	0	0	0	5,805
	4.1 Total			**2,817**	**15,742**	**7,918**	**1,132**	**82**	**83**	**85**	**86**	**88**	**89**	**28,122**
Total 4 Arts and Cultural Activities				**2,817**	**15,742**	**7,918**	**1,132**	**82**	**83**	**85**	**86**	**88**	**89**	**28,122**
Recreation Facilities and Services	**5.1**	2043	Aquatic Facility upgrades	7,680	0	0	0	0	0	0	0	0	0	7,680
		2044	Aquatic Facility renewals	2,701	3,438	1,460	2,352	2,246	2,218	1,409	2,364	2,808	2,641	23,638
		2045	Sportsfields upgrades	837	6,545	6,277	452	457	471	497	482	529	514	17,062
		2046	Synthetic Turf Sportsfields renewals	0	708	0	0	584	1,381	1,493	0	2,370	4,232	10,768
		2047	Synthetic Turf Sportsfields upgrades	0	0	2,492	0	0	0	0	0	0	0	2,492
		2048	Recreation Centre Renewal	39	93	2,851	67	469	270	52	261	287	708	5,096
		2049	ASB Sports Centre	101	60	114	65	83	164	87	929	1,315	23	2,941
		2050	Basin Reserve	267	132	185	849	976	2,899	713	1,402	436	303	8,161
		2051	Playgrounds renewals & upgrades	2,884	7,118	1,603	3,198	2,225	1,854	1,911	2,086	2,704	2,007	27,590
		2052	Evans Bay Marina - Renewals	584	154	1,453	138	1,723	169	53	36	62	141	4,513
		2053	Clyde Quay Marina - Upgrade	77	24	390	22	531	25	5	323	38	31	1,468
	5.1 Total			**15,170**	**18,272**	**16,825**	**7,143**	**9,294**	**9,451**	**6,220**	**7,883**	**10,550**	**10,601**	**111,410**
	5.2	2054	Library Materials Upgrade	4,173	3,340	2,676	2,735	2,793	2,849	2,904	3,101	3,161	3,219	30,951
		2055	Library Computer and Systems Replacement	703	196	389	107	109	111	113	268	129	131	2,256
		2056	Central Library - Upgrades and Renewals	81	2,683	36	37	146	38	100	156	42	42	3,362
		2057	Branch Library - Upgrades	0	0	0	0	0	0	0	13,661	11,139	0	24,799
		2058	Branch Library - Renewals	129	200	172	345	985	712	468	324	596	359	4,290
		2059	Housing upgrades	1,762	0	0	0	0	0	0	0	0	0	1,762
		2060	Housing renewals	38,963	50,930	61,388	89,486	81,561	79,523	75,944	53,625	27,487	24,061	582,968
		2061	Community Centres and Halls - Upgrades and Renewals	2,811	249	337	540	499	432	511	618	622	453	7,070
		2062	Burial & Cremations	683	1,468	1,822	2,964	471	686	526	453	636	365	10,075

		2063	Public Convenience and pavilions		1,021	643	2,068	1,883	2,332	1,245	805	811	1,272	874	12,953
		2064	Safety Initiatives		119	122	124	127	130	132	135	145	147	150	1,332
		2065	Emergency Management renewals		86	88	90	92	94	96	97	104	106	108	960
		2151		0	100	300	0	3,750	3,750	3,750	25,373	25,373	25,373	25,373	113,140
	5.2 Total				**50,629**	**60,218**	**69,103**	**102,065**	**92,869**	**89,576**	**106,977**	**98,639**	**70,708**	**55,134**	**795,918**
Total 5 Recreation Facilities and Services					**65,799**	**78,490**	**85,927**	**109,208**	**102,164**	**99,027**	**113,197**	**106,522**	**81,258**	**65,735**	**907,328**
Urban Development	**6.1**	2070	Central City Framework		4,295	3,369	1,964	1,527	1,119	1,313	1,163	5,507	3,842	2,154	26,252
		2074	Minor CBD Enhancements		0	0	0	0	0	221	226	2,070	234	2,145	4,896
		2136	Housing Investment Programme		215	145	148	151	154	157	160	163	166	169	1,631
		2147	Subsurface Data Project Capex		960	220	0	0	0	0	0	0	0	0	1,180
	6.1 Total				**5,470**	**3,734**	**2,112**	**1,678**	**1,273**	**1,691**	**1,549**	**7,740**	**4,242**	**4,469**	**33,958**
	6.2	2076	Earthquake Risk Mitigation		63,372	48,824	31,070	5,000	0	0	0	0	0	0	148,266
	6.2 Total				**63,372**	**48,824**	**31,070**	**5,000**	**0**	**0**	**0**	**0**	**0**	**0**	**148,266**
Total 6 Urban Development					**68,841**	**52,559**	**33,182**	**6,678**	**1,273**	**1,691**	**1,549**	**7,740**	**4,242**	**4,469**	**182,225**
Transport	**7.1**	2077	Wall, Bridge & Tunnel Renewals		7,975	12,776	13,070	8,513	8,700	8,882	9,060	9,241	9,427	9,606	97,250
		2078	Asphalt & Other Seal Renewals		1,654	1,567	1,635	1,839	1,917	1,997	2,077	2,227	2,272	2,315	19,501
		2079	Chipseal Renewals		5,262	4,985	5,201	5,852	6,100	6,353	6,610	7,087	7,230	7,369	62,050
		2080	Preseal Preparations		5,012	5,647	5,777	5,910	6,037	6,163	6,172	6,293	6,416	6,538	59,966
		2081	Shape & Camber Correction		3,714	3,518	3,670	4,129	4,304	4,483	4,664	5,001	5,101	5,199	43,784
		2082	Drainage Renewals		978	1,048	1,072	1,097	1,121	1,144	1,167	1,191	1,215	1,238	11,271
		2083	Wall Upgrades		6,500	6,631	6,783	5,231	5,346	5,458	5,568	5,680	5,794	5,905	58,895
		2084	Service Lane & Road Boundary Upgrades		60	61	62	64	65	67	68	69	71	72	659
		2085	Tunnel & Bridge Upgrades		2,088	1,689	1,727	1,767	1,806	1,844	1,881	1,919	1,957	1,995	18,672
		2086	Kerb & Channels Renewals		2,522	2,701	2,763	2,827	2,890	2,951	3,010	3,071	3,133	3,193	29,059
		2087	New Roads		1,650	1,275	5,217	10,675	16,599	27,485	7,947	8,689	4,342	8,410	92,290
		2088	Emergency Route Walls Upgrades		2,700	3,777	2,036	2,510	1,984	2,026	2,066	2,108	2,150	2,191	23,548
		2089	Roading Capacity Upgrades		0	0	0	0	0	0	0	0	0	0	0
		2090	Roading Rebuild		2,563	2,745	2,808	2,873	2,936	2,998	3,058	3,119	3,182	3,243	29,523
		2094	Cycling Network Renewals		20,235	12,134	19,058	4,835	6,150	7,146	9,703	11,598	12,317	7,760	110,935
		2095	Bus Priority Planning		150	153	157	160	164	167	170	174	177	181	1,653
		2096	Footpaths Structures Renewals & Upgrades		656	625	640	654	669	683	697	728	743	757	6,852
		2097	Footpaths Renewals		5,021	4,394	4,498	4,604	4,706	4,805	4,901	5,291	5,397	5,500	49,116
		2098	Footpaths Upgrades		1,189	960	1,243	1,007	1,301	1,052	1,357	1,098	1,415	1,145	11,768
		2099	Street Furniture Renewals		223	202	207	212	217	222	226	244	249	254	2,258
		2100	Pedestrian Network Accessways		306	268	274	281	287	293	299	322	329	335	2,994
		2101	Traffic & Street Signs Renewals		946	1,062	1,086	1,111	1,136	1,160	1,183	1,207	1,231	1,255	11,377
		2102	Traffic Signals Renewals		2,150	2,412	2,468	2,525	2,580	2,635	2,688	2,742	2,797	2,850	25,847
		2103	Street Lights Renewals & Upgrades		1,317	1,388	1,462	1,513	1,563	1,610	1,654	1,000	1,022	1,043	13,571
		2104	Rural Road Upgrades		100	102	104	107	109	111	114	116	118	120	1,102
		2105	Minor Works Upgrades		4,200	4,289	4,389	6,093	5,139	5,251	5,362	5,475	5,591	5,705	51,495
		2106	Fences & Guardrails Renewals		1,015	964	987	1,010	1,032	1,054	1,075	1,125	1,148	1,170	10,581
		2107	Speed Management Upgrades		70	205	210	215	220	225	231	236	242	248	2,100
		2141	LGWM - City Streets		12,499	24,949	19,900	11,023	6,924	7,062	7,203	7,340	7,480	8,046	112,427
		2142	LGWM - Early Delivery		43,958	25,652	35,288	40,336	19,384	0	0	0	0	0	164,618
		2152		0	747	536	0	0	0	0	0	0	0	0	1,282
	7.1 Total				**137,459**	**128,716**	**143,794**	**128,971**	**111,384**	**105,325**	**90,214**	**94,393**	**92,546**	**93,645**	**1,126,445**
	7.2	2108	Parking Asset renewals		516	786	1,451	1,043	788	1,035	876	1,865	2,304	1,939	12,603
		2109	Parking Upgrades		4,714	915	940	962	198	202	206	210	215	219	8,782
	7.2 Total				**5,230**	**1,702**	**2,391**	**2,005**	**986**	**1,237**	**1,082**	**2,076**	**2,519**	**2,158**	**21,385**
Total 7 Transport					**142,689**	**130,418**	**146,185**	**130,977**	**112,370**	**106,561**	**91,296**	**96,468**	**95,065**	**95,802**	**1,147,831**
Council	**10.1**	2111	Capital Replacement Fund		3,551	4,723	4,827	4,928	5,027	5,123	5,220	5,571	5,671	5,773	50,415
		2112	Information Management		4,030	5,293	701	1,782	2,117	1,050	760	775	1,112	1,133	18,752
		2114	ICT Infrastructure		3,750	3,829	1,565	1,598	1,630	1,661	1,693	1,725	1,756	1,787	20,993
		2117	Unscheduled infrastruture renewals		0	0	0	0	0	0	0	2,693	2,742	2,791	8,226
		2118	Health & Safety - Legislation Compliance		372	380	388	396	404	412	420	443	451	459	4,126
		2119	Civic Property renewals		2,268	5,988	1,510	2,469	3,633	1,487	806	3,437	2,438	3,947	27,982
		2120	Commercial Properties renewals		2,485	2,519	1,022	2,698	6,751	3,656	1,101	2,233	3,163	2,595	28,225
		2121	Community & Childcare Facility renewals		160	282	417	862	1,630	923	247	899	1,189	663	7,271
		2126	Business Unit Support		8,100	8,276	4,285	4,379	4,472	4,563	4,657	4,753	4,847	4,944	53,276
		2127	Workplace		40,992	0	0	0	0	0	0	0	0	0	40,992
		2128	Civic Campus Resilience and Improvements		98,932	40,113	31,656	5,410	21,734	22,147	22,567	22,996	23,410	23,831	312,797
		2133	Quarry Renewals & Upgrades		6,762	5,726	5,962	67	69	70	72	22	23	24	18,798
		2140	Security		719	752	786	821	838	854	870	886	902	918	8,347
		2145	Car sharing enhancement		0	66	67	0	0	0	0	0	0	0	133
		2149	Reading Cinema Land Purchase		0	26,000	0	0	0	0	0	0	0	0	26,000
	10.1 Total				**172,122**	**103,947**	**53,187**	**25,411**	**48,304**	**41,946**	**38,413**	**46,432**	**47,704**	**48,866**	**626,332**
Total 10 Council					**172,122**	**103,947**	**53,187**	**25,411**	**48,304**	**41,946**	**38,413**	**46,432**	**47,704**	**48,866**	**626,332**
Grand Total					**678,022**	**583,912**	**474,298**	**431,895**	**436,884**	**440,245**	**453,582**	**482,762**	**379,387**	**414,630**	**4,775,617**

Revenue and Financing Policy

Purpose

Section 102 of the Local Government Act 2002 requires Councils to adopt a Revenue and Financing Policy. The purpose of the Revenue and Financing policy is to provide predictability and certainty about the sources and levels of funding the council proposes to use to meet its funding needs. It explains the rationale for, and the process of selecting appropriate funding mechanisms for operating and capital expenditures. The policy also shows how the Council complied with section 101(3) of the LGA which sets out a number of factors we must consider when making these decisions.[1]

Deciding the best way to fund activities is complex. The Council must exercise its judgment in balancing many factors in complying with legislation, including, but not limited to:

- Accountability
- Affordability
- Benefit
- Competition
- Cost
- Efficiency
- Equity
- Impact of change
- Intergenerational equity
- Legal availability of funding mechanisms
- Social impacts
- Impact on Climate
- Strategic Alignment
- Transparency

Balancing these sometimes-conflicting principles can be challenging. The council uses its best judgement in the developments of budgets and the choice of funding sources for council activities.

Scope

We have set out our policy under the following headings:

- Funding of operating costs
- Summary of funding of operating costs by activity
- Unfunded operating costs
- Funding of capital costs
- Summary of funding for capital costs by activity
- Overall funding consideration

[1] Our comprehensive section 101(3) analysis is documented in the funding needs analysis, see here: Individual activity analysis by key achievement area.docx which should be regarded as part of this Revenue and Financing Policy.

Funding operating expenditure:

Operating costs arise from the Council's day-to-day operations and services, from collecting rubbish and providing street lighting to maintaining gardens and issuing building consents. The Council will set its projected operating revenue at a level sufficient to meet the current year's projected operating *expenditure*, except where the Council resolves that it is financially prudent not to do so, having regard to

- the estimated expenses of achieving and maintaining the predicted levels of service provision set out in the long-term plan, including the estimated expenses associated with maintaining the service capacity and integrity of assets throughout their useful life; and
- the projected revenue available to fund the estimated expenses associated with maintaining the service capacity and integrity of assets throughout their useful life; and
- the equitable allocation of responsibility for funding the provision and maintenance of assets and facilities throughout their useful life; and
- the funding and financial policies adopted under section 102 of the LGA.

Available funding sources for operating costs are:

Rates

General rates can be used to fund activities where it is not possible and/or practical to clearly identify customers or users. This type of rate is also used where, for reasons of fairness, equity, and consideration of the wider community wellbeing, it is considered that this is the most appropriate way in which to fund an activity.

Targeted rates can be used where an activity benefits an easily identifiable group of ratepayers (such as the commercial or residential sectors) and where it is appropriate that only this group be targeted to pay for some or all of the costs of a particular service. Examples of targeted rates are water targeted rates funding water supply and the Downtown targeted rate funding marketing and events, retail promotion and tourism activities.

User charges

User charges are applied to services where it is identified there is a benefit to an individual or group, or directly attributable cost. User charges encompass a broad group of fees charged directly to an individual or entity including but not limited to:

- Rent payable under leases or licences of land and buildings
- Permits
- Regulatory charges
- Entry fees
- Connection fees
- Disposal fees
- Deposits
- Payments for private works
- Planning and consent fees
- Statutory charges
- Retail sales
- Landing fee

The price of a service is based on a large number of factors including:

- The cost of providing the service
- The estimate of the users' private benefit from using the service
- The impact of cost to potentially encourage/discourage behaviours
- The impact of cost on demand for the service
- Market pricing, including comparability with other councils
- The impact of rates subsidies if competing with local businesses
- Cost and efficiency of collection mechanisms
- Statutory limits
- Other matters as determined by the Council

The ability to charge user charges is limited by various statutes and regulations. As a general rule, fees for statutory functions should be set at no more than the reasonable costs of providing the service. In some cases, legislation sets the fees at a level that is below cost and in other cases, where provided by legislation (such as the Waste Minimisation Act 2008) fees may be set at greater than the cost of providing the service. It is appropriate to incorporate overhead costs when determining the cost of providing a service. Fees and charges may be set at any time and are reviewed annually. A list of current fees and charges is maintained on our website.

Where appropriate and with consideration to 'ability to pay' principals, user charges will be increased annually by the rate of inflation to achieve continued alignment with the proposed funding policy targets. Revenue from user charges is generally allocated to the activity which generates the revenue.

Grants, Subsidies and Other income

Grants, sponsorship, and subsidies are generally used where they are available. Many of these types of income are regular and predictable and can be budgeted for (for example Waka Kotahi NZTA roading subsidy). Some other types are unexpected or unpredictable and may not be able to be prudently budgeted (such as reparation payments, civil defence and other reimbursements, legal settlements, and insurance claims). These are applied where applicable for relevant activities or projects.

Borrowing

Council generally plans to fund all cash operating costs from sources other than borrowing. However, in specific circumstances, where Council decides it is prudent to do so, it may fund some operating costs from borrowing.

Investment Income and Proceeds from sale of assets

The Council's approach to investments is documented in the Investment and Liability Management Policies. These investments generate income such as dividends, interest, and rents.

Income from all asset disposals is generally receipted to the activity that used the asset to deliver service. Generally, these proceeds are considered to be capital in nature. However, low value items may be used to fund operating costs. Council may resolve to utilise higher value proceeds for operating purposes if it is satisfied that it is prudent and in the community's interest.

Reserve funds

Reserve funds are used for the purposes that they were created. Reserve funds may be used to meet operating costs if the expenditure is consistent with the purpose of the fund.

Summary of sources of funding for operation costs by activity

The above funding sources (including general rates or targeted rates) were considered when determining the appropriate funding source(s) for each activity in the Funding Needs Analysis, as required by section 101(3)(a). Table 1 shows the degree (expressed as a range) to which each funding source is used to fund operating costs in relation to the relevant activity to be funded, as required by section 101(3)(a) of the LGA.

After the activity-by-activity analysis, the Council has undertaken an analysis of the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community. This is described in more detail below. The results of this analysis may vary the outcome of the activity-by-activity analysis.

Table 1. Summary of revenue funding sources by activity:

Activity	**General rates**	**Targeted rates**	**Fees and Charges**	**Grants, Subsidies, Other Income**	**Other funding**	**Borrowing**
City governance and engagement	100%	0%	0%	0%	0%	0%
Civic information	90%-100%	0%	0%-10%	0%	0%	0%
City Archives	100%	0%	0%	0%	0%	0%
Parks and Reserves	90%-100%	0%	0%-10%	0%-10%	0%	0%
Wellington Gardens	80%-90%	0%	10%-20%	0%	0%	0%
Beaches and coast	100%	0%	0%	0%	0%	0%
Urban Ecology	100%	0%	0%	0%	0%	0%
Trails	100%	0%	0%	0%	0%	0%
Waterfront	90%-100%	0%	0%-10%	0%	0%	0%
Waste minimisation, disposal and recycling management (Note changes in Y3 of the LTP) *	0%	0%	100%	0%	0%	0%
Closed Landfills Aftercare	100%	0%	0%	0%	0%	0%
Organics & Rubbish Collection (starting Y3 of the LTP) **	0%	100%	`0%	0%	0%	0%

Activity	General rates	Targeted rates	Fees and Charges	Grants, Subsidies, Other Income	Other funding	Borrowing
Water network	0%	100%	0%	0%	0%	0%
Water collection and treatment	0%	100%	0%	0%	0%	0%
Sewage collection and disposal	0%	90%-100%	0%-10%	0%	0%	0%
Sewage treatment	0%	100%	0%	0%	0%	0%
Stormwater management	0%	100%	0%	0%	0%	0%
Conservation Visitor Attractions	100%	0%	0%	0%	0%	0%
WellingtonNZ and Venues Wellington	20%	80%	0%	0%	0%	0%
Tākina Wellington Convention & Exhibition Centre	40%	60%	0%	0%	0%	0%
Wellington Economic Initiatives Development Fund (WEID) and Economic Grants	100%	0%	0%	0%	0%	0%
International relations	100%	0%	0%	0%	0%	0%
Business Improvement Districts	100%	0%	0%	0%	0%	0%
Galleries and museums (WMT)	75%	25%	0%	0%	0%	0%
Visitor attractions (Te Papa/Carter Observatory)	30%'	70%	0%	0%	0%	0%
Arts and cultural festivals and events	90%-100%	0%	0%	0%-10%	0%	0%
Creative Sector grants	100%	0%	0%	0%	0%	0%
City Arts projects and venues access	90%-100%	0%	0%	0%-10%	0%	0%
City arts partnerships	80%-90%	0%	0%	10%-20%	0%	0%
Creative sector initiatives	100%	100%	0%	0%	0%	0%
Swimming Pools	60%-70%	0%	30%-40%	0%	0%	0%
Sports fields	80%-90%	0%	10%-20%	0%	0%	0%
Recreation programmes	90%-100%	0%	0%-10%	0%	0%	0%

Activity	General rates	Targeted rates	Fees and Charges	Grants, Subsidies, Other Income	Other funding	Borrowing
Recreation Centres	70%-80%	0%	20%-30%	0%	0%	0%
Recreation partnerships	0%	100%	0%	0%	0%	0%
Playgrounds	100%	0%	0%	0%	0%	0%
Marinas	0%	0%	100%	0%	0%	0%
Golf Course	60%-70%	0%	30%-40%	0%	0%	0%
Leisure card	100%	0%	0%	0%	0%	0%
Libraries	90%-100%	0%	0%-10%	0%	0%	0%
Community advocacy	0%	100%	0%	0%	0%	0%
Grants (Social and Recreation)	100%	0%	0%	0%	0%	0%
Housing	0%	0%	100%	0%	0%	0%
Community centres and halls	0%	90%-100%	0%-10%	0%	0%	0%
Cemeteries	40%-50%	0%	50%-60%	0%	0%	0%
Public toilets	100%	0%	0%	0%	0%	0%
City safety	100%	0%	0%	0%	0%	0%
WREMO	100%	0%	0%	0%	0%	0%
Public health regulations	30%-40%	0%	60%-70%	0%	0%	0%
Urban planning and policy	100%	0%	0%	0%	0%	0%
Public spaces and centres development	100%	0%	0%	0%	0%	0%
Built heritage development	100%	0%	0%	0%	0%	0%
Housing development	100%	0%	0%	0%	0%	0%
Building control and facilitation	30%-40%	0%	60%-70%	0%	0%	0%
Development control and facilitation	50%-60%	0%	40%-50%	0%	0%	0%
Earthquake risk mitigation	100%	0%	0%	0%	0%	0%
Regulator building control	100%	0%	0%	0%	0%	0%
Transport planning	100%	0%	0%	0%	0%	0%
Vehicle network	90%-100%	0%	0%	0%-10%	0%	0%

Activity	General rates	Targeted rates	Fees and Charges	Grants, Subsidies, Other Income	Other funding	Borrowing
Cycle network	90%-100%	0%	0%	0%-10%	0%	0%
Passenger transport network	20%-30%	0%	0%	70%-80%	0%	0%
Pedestrian network	90%-100%	0%	0%	0%-10%	0%	0%
Network-wide control and management	80%-90%	0%	0%	10%-20%	0%	0%
Road safety	70%-80%	0%	0%	20%-30%	0%	0%
LGWM	100%	0%	0%	0%	0%	0%
Charged Up Capital	0%	0%	100%	0%	0%	0%
Parking	0%	0%	100%	0%	0%	0%

* This activity includes Landfill Operations, Rubbish collection, Recycling and Organics Management as well as Waste minimisation activities. Organics & Rubbish collection is proposed to move to a new activity ("Organics & Rubbish Collection") from Y3 of the LTP. This activity will then be funded via a targeted rate.

** This is the new activity that is proposed to cover Organics & Rubbish Collection from Y3 of the LTP onwards. This is proposed to be funded via a targeted rate placed on rating units receiving the service.

Unfunded operating expenditure

The Council has determined that the following items will not be funded:

Accounting for fair value changes: Under Public Benefit Entity International Public Sector Accounting Standard, changes in the fair value of certain assets must be accounted for within the Statement of Comprehensive Revenue and Expense. In accordance with Section 100 of the Local Government Act 2002, the Council does not consider it financially prudent to fund changes in the fair value of assets or liabilities as these are essentially unrealised accounting adjustments.

Non-funding of renewal on Council assets: The Council may elect not to fund all or part of the depreciation expenditure on specific assets in those circumstances where it is not financially prudent to do so. In accordance with Section 100 of the Local Government Act 2002, the Council considers that it is not financially prudent to fund depreciation in the following circumstances:

- Where the original asset purchase was not funded by borrowings, or the original borrowings have been repaid, and
- Where, on an ongoing basis, the replacement of the asset at the end of its useful life will be funded by a third party,
- Where the Council has elected not to replace the asset at the end of its useful life.

- Where a third party has a contractual obligation to either maintain the service potential of the asset throughout all or part of its useful life (or to replace the asset at the end of its useful life) and the Council already effectively funds this through operating grants/tariffs payable to the third party.

Non-funding of depreciation on waterfront assets: The Council transitioned the waterfront project 'in-house' during 2014/2015. This acquisition has necessitated a transition toward fully funding the depreciation of waterfront assets by 2025/26. This transition funding links the cost of funding to the benefits received over time.

Non-funding of depreciation on water assets: On 30 June 2022, the Council revalued its infrastructure assets as part of the regular revaluation of Councils assets. This saw an increase in the value of our three waters assets increase by approximately 88%. Based on this, it was agreed that the three waters depreciation would be rates funded based on the quantum of the waters renewals capital programme for 2022/23 and 2023/24, leaving the balance unfunded. The Council is transitioning back to fully funded the depreciation on water assets by 2028/29.

Funding capital expenditure:

Capital expenditure represents expenditure associated with the purchase and improvement of assets that are held by the Council for use in the provision of its goods and services (for example: bridges, libraries, swimming pools), for rental to others or for administrative purposes, and may include items held for the maintenance or repair of such assets.

Capital expenditure is funded from depreciation, development contributions, capital funding, and restricted funds or through new or extended borrowings as outlined below.

Borrowing

Council must borrow to fund its asset programme. The amount of borrowing available is restricted by the Financial Strategy debt limits. Borrowed funds, both the principal and interest components, are generally repaid by future rates.

Rates

Rates are mostly used to fund depreciation and interest costs related to borrowing. A portion of rates funds the capital (principal) repayments of debt.

Targeted rates are used to fund specific capital projects where there is a benefit of separate funding. Reserve funds for capital expenditure can be sourced from rates.

Grants, Subsidies and Other income

The Council relies on significant subsidies for capital works relating to our transport activities, largely from Waka Kotahi NZTA. Grants and subsidies may be available for other activities from time to time. Other income can be received from many and varied sources and is often not predictable enough to budget for in advance.

Development contributions

Development Contributions are to be used as the primary funding tool for capital expenditure required on water, wastewater, stormwater, roads, and reserves caused by population and employment growth. DCs are applied on an activity and catchment basis, as identified by the DC Policy. Projects funded by DCs identified in the DC Policy may be either completed projects or future projects planned in the period for which DCs may be collected.

It is important to note that, in addition to the requirements of sections 103 and 101(3), the DC Policy describes the rationale for the selection of funding sources in more detail as required by section 106(2)(c)

Proceeds from sale of assets

The Council holds some high value assets for investment purposes which, although not budgeted for, could be sold. Unrestricted proceeds from the sale of these assets could be used to repay debt or supplement the corresponding asset replacement reserves, unless otherwise resolved. The sale of assets could also be used to invest in other assets or to fund a perpetual investment fund.

Other sources of funding

The funding of capital expenditure from restricted or special funds is decided on a case-by-case basis and is subject to the specified purposes and conditions governing the use of those restricted funds.

Financial or environmental contributions

The Council does not require Financial Contributions or Environmental Contributions. If, in the future, the Council decides it wishes to do so, requirements for contributions must be contained in the Council's district plan.

Lump Sum Contributions

Lump sum contributions are provided for in the Local Government (Rating) Act 2002 and have restrictions placed on how they are used. Where a lump sum payment option is proposed, ratepayers may choose to pay the lump sum or not. If not, the rating unit will be liable to pay any targeted rate set to recover the loan costs. Generally, Council does not collect revenue from these funding sources to fund operating costs.

Fees and charges

User charges are not often used for capital costs as individual user contributions would generally be too large to be affordable. Borrowing and charging users annually for financing costs (interest and principal) via rates is often a more affordable method of collecting user contributions for capital costs.

The Council may charge for capital works that are for private benefit (such as, a network extension to a single dwelling) or where capital works are undertaken outside of Asset Management Plans at the request of individuals.

Infrastructure Funding and Financing Act 2020 (IFF)

The IFF, which was enacted in August 2020, enables Council to access a new off-balance sheet funding mechanism to support the delivery of infrastructure projects. Council is funding the new Sludge Minimisation Plant via an IFF arrangement.

Summary of sources of funding for capital costs by activity

Funding of Capital costs will be determined via the same principles as the operating costs funding policy unless the Council resolves otherwise. Such a resolution will follow the funding guidelines below and in doing so will be consistent with this policy and not require an amendment to the policy.

Existing projects (projects resolved prior to the adoption of this policy) will be funded according to the Annual Plan, Long-Term Plan or other resolution made at the time the Council approved the project. It is not practicable to determine a funding policy for all unknown future projects. Capital projects are often large in nature and will provide benefits over many years, and the funding approach must reflect this.

The Council uses the following guidelines when considering the funding of capital projects:

- A Funding Needs Analysis will be completed where the project is not included in the Council's capital works programme or is additional to planned services, or where its inclusion impacts on Council's overall funding capacity.
- All projects are to be funded from grants, subsidies, or other external income, where that is available.
- Renewal projects that maintain the same service level are then funded from reserve funds set aside for that purpose.
- General purpose funds or unrestricted reserve funds held for other complementary purposes are considered.
- Lump sum rating options are considered.
- Projects that have exhausted previous funding sources or are for new or increased service levels or for growth in infrastructure are then funded from debt.
- A single project may have a mix of each of these funding options.

It is not practical to create separate funding policies for each and every capital project. The Council will only do this when a project is particularly large, affects a particular group or does not fit with an existing funding policy or activity. Whenever funding a capital project, the Council will consider the available sources of funds, the Revenue and Financing Policy, and section 101(3) in applying the above guidelines to a capital project. Generally, the Council will resolve the funding policy at the time the project is proposed in an Annual or Long-Term Plan.

Overall funding consideration

The Council is required by section 101(3)(b) of the LGA to consider "the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community". This allows the Council to modify the overall mix of funding that would otherwise apply after the initial s101(3)(a) analysis for each activity to be funded.

Having considered the factors in section 101(3)(b), the following adjustments have been made:

- The allocation of the rates liability between sectors of the rating base is altered by using differentials on the general rate and certain targeted rates. Differential treatment will apply as between commercial and residential properties, and for vacant land/derelict buildings. The Council may modify the differential factors during the term of the Long-Term Plan to reflect a change in allocation of cost, or benefit, or to achieve better community outcomes or wellbeing.

- The rationale for a higher commercial rates differential is three-fold: First, there is a large commuter base that comes into the City for work and uses the infrastructure: We estimate that on average, about 38,000 commuters come to the city every day. It is appropriate that the commercial properties which benefit from this use pay a correspondingly higher rate as compared to residential properties Second, businesses can deduct GST from their rates and deduct rates from their taxable income, which is not available to residential ratepayers. . Third, reducing or completely removing this differential would have a substantial impact on residential ratepayers.
- The rationale for a higher vacant land/derelict building differential is two-fold: One community outcome the Council wants to achieve is a vibrant downtown area, and vacant land / derelict buildings can decrease the vibrancy of the downtown area and might have negative effects on retailers. Furthermore, vacant land / derelict buildings have a lower capital value (compared with similar land that is non-derelict or has improvements) and the benefits that owners (whether commercial or residential zone) receive from our general activities are disproportionate to the rates they pay, as compared to land which is fully developed and utilised. Also, the appearance of vacant land / derelict buildings can have a negative impact on the perceptions of the central city.
- Rates affordability (people's ability to pay rates) is an issue in parts of the City. We have considered affordability in our funding needs analysis and in setting differentials.
- Fees and charges may be waived or discounted where it is considered appropriate to do so (e.g., Swimming pools). Some matters we may consider in deciding whether it is appropriate to waive fees are for social reasons (e.g., the promotion of events and facilities) or commercial reasons (e.g. due to poor service or to minimise risk).
- Rates may be remitted where it is considered appropriate to do so, as provided for in the Rates Remissions and Postponements Policies (including Māori Land). These policies address social matters (such as a remission for low-income households) as well as adjusting rates for benefits that differ for some rates assessments (such as additional or no provision of some services).
- The Council may use accounting provisions and reserve funds to spread the costs of activities over multiple years to smooth the cost to users and ratepayers.

Rates

Council's consideration of funding through rates comes:

- After considering how other funding sources will be used to fund operating and capital costs;
- After that has been applied to activities in the Funding Needs Analysis; and/or
- After being adjusted for the overall funding considerations.

The following section outlines the Revenue and Financing Policy requirements that are used to set rates. To have a full understanding of rates they should be read with regards to the analysis above and in conjunction with the Rating Policy, Funding Impact Statement and Rates Resolution.

General rates

The general rate is assessed on all rateable properties (rating units) based on the capital value of the property. The Council has determined in its Funding Needs Analysis which activities should be funded from general rates (see Table 1).

In respect of the general rate, Council observes the provisions of s101(3)(b) of the LGA and the overall impact of the allocation of liability for revenue needs on the community. In doing so, the council has chosen to differentiate the general rate based on four categories:

- A base differential rate, which applies to residential ratepayers, community organisations and rural land.
- A commercial differential rate, which applies to commercial, industrial, and business ratepayers.
- A vacant land / derelict building differential rate, which applies to vacant land and derelict buildings in the downtown area[2].

Targeted rates

Council collects targeted rates to fund activities as identified in the Funding Needs Analysis or as a result of overall funding considerations. Council collects the following targeted rates:

- Water rate
- Sewerage rate
- Waste collection – proposed from Y3 of the LTP onwards
- Stormwater rate
- Residential sector targeted rate
- Commercial sector targeted rate
- Downtown targeted rate
- Business Improvement District (BIDs)

Fee adjustments

The council will amend its regulatory fees and charges annually to (i) reflect increases in costs due to inflation, (ii) to maintain cost recovery levels or (iii) for new services provided / changes to existing services.

REFERENCES

The Funding Needs Analysis, required by section 101(3) of the LGA, provides the background and analysis to explain the funding decisions we have made. It is guided by the funding principles and choices of funding sources documented in the Revenue and Financing Policy.

The Rating Policy further clarifies funding requirements by documenting matters not included in the Funding Impact Statement, rates resolutions or this Revenue and Financing Policy. It includes definitions and, when applicable, maps for rating areas.

Rates may be remitted where it is considered appropriate to do so and as allowed for in the Rates Remission policies.docx (including Māori Land). These policies address social matters (such as a remission for low-income households) as well as adjusting rates for benefits that differ for some rates assessments (such as additional or no provision of some services).

The Funding Impact Statement is included in each Long-term Plan and Annual Plan as required by clauses 15 and 20 of schedule 10. This statement shows the results of the detailed rates calculation for each year. Together the above documents form the necessary components to lawfully charge under the LGA for our revenue requirements. We must also comply with other legislation regarding

[2] For further definitions and maps of the rating areas , we refer to our Rating Policy.

the setting of some fees and charges and the Local Government (Rating) Act 2002 for the setting of rates.

List of fees and proposed fee changes (Note: Fees are inclusive of GST)

Activity Group	Name of Fee	AP 23/24 Fee ($)	Proposed fees change LTP 24/25 ($)
2.1.1 Parks and Reserves	TTEPP - Application fee for all Activities	191.50	195.00
	TTEPP - Annual license/permit renewal fee	100.00	105.00
	TTEPP - Commercial activities at non-listed site (Application fee)	1,500.00	1,575.00
	TTEPP - Late notice applications	300.00	315.00
	TTEPP - Park/Reserve/Open Space daily booking fee	60.00	63.00
	TTEPP - Commercial or private event < 250 people/day	350.00	367.50
	TTEPP - Commercial or private event 250 - 1,000 people/day	640.00	672.00
	TTEPP - Commercial or private event 1,000 - 5,000 people/day	1,500.00	1,600.00
	TTEPP - Commercial or private events > 5,000+/day	-	2,000-4,000
	TTEPP - Commercial touring multi-day operation/event/activity (% of sales)	-	15%

	TTEPP - Commercial Filming <2 hrs	-	150.00
	TTEPP - Commercial Filming 2-4 hrs	280.00	294.00
	TTEPP - Commercial Filming 4-6 hrs	-	320.00
	TTEPP - Commercial Filming full day	430.00	451.50
	TTEPP - Commercial Photography (landscape only) annual fee	800.00	840.00
	TTEPP - Commercial Photography/day	150.00	157.50
	TTEPP - Group fitness classes/day	50.00	52.50
	TTEPP - Temporary trading site (non-powered)/day	35.00	36.75
	TTEPP - Temporary trading site (powered)/day	40.00	42.00
	TTEPP - Marquee up to 50m2/day	380.00	620.00
	TTEPP - Marquee up to 100m2/day	580.00	1,020.00
	TTEPP - Marquee > 100m2/day	900.00	1,575.00
	TTEPP - Blue tooth Lock administration	-	35.00
	TTEPP - Officer time/hour	130.00	135.00
	TTEPP - Ranger assistance/hour	100.00	105.00
	Landowner approval & Heli work application fee - one-off, low impact	-	50.00
	Landowner approval & Heli	-	195.00

	work application fee - multi-day, med/high impact		
2.1.2 Wellington Gardens	Begonia House Foyer 4 hours	790.00	830.00
	Begonia House Foyer 5 hours	895.00	940.00
	Begonia House Foyer 6 hours	1000.00	1100.00
	Begonia House Foyer Full Evening	1200.00	1300.00
	Begonia House Foyer - Hourly Rate	185.00	210.00
	Begonia House Foyer - Sound System	160.00	168.00
	Begonia House Foyer (staff member)	32.00	34.00
	Begonia House Workshop Space Hourly Rate	42.00	44.00
	Discovery Garden - Lotions & Potions Space Hourly Rate	105.00	110.00
	Discovery Garden Pavilion Community rate	42.00	44.00
	Discovery Garden Pavilion Full day	525.00	555.00
	Discovery Garden Pavilion Half day	315.00	330.00
	Discovery Garden Pavilion Hourly rate	84.00	110.00
	Leonard Cockayne Centre Community rate	42.00	44.00
	Leonard Cockayne Centre Groups <12 Full day	525.00	555.00
	Leonard Cockayne Centre Groups <12 Half day	315.00	330.00
	Leonard Cockayne Centre	630.00	666.00

	Groups >12 Full day		
	Leonard Cockayne Centre Groups >12 Half day	420.00	440.00
	Leonard Cockayne Centre Hourly rate	84.00	110.00
	Leonard Cockayne Lawn Hourly rate	105.00	110.00
	Marquee up to 50m2	590.00	620.00
	Marquee up to 100m2	970.00	1020.00
	Marquee > 100m2	1500.00	1575.00
	Otari-Wilton's Bush Commercial Film & photography up to 1 hour	160.00	170.00
	Otari-Wilton's Bush Commercial Film & photography 1 - 3 hours	300.00	320.00
	Otari-Wilton's Bush Commercial Film & photography 3-6 hours	-	455.00
	Otari-Wilton's Bush Commercial Film & photography full day 8 hours	455.00	1000.00
	Otari-Wilton's Bush Information Centre Hourly rate	70.00	110.00
	Otari-Wilton's Bush Meeting Room Hourly rate	55.00	60.00
	The Dell - Kitchen Access	105.00	110.00
	The Dell - Marquee Deposit	200.00	210.00

	The Dell (stage with power)	105.00	110.00
	The Soundshell (stage with power)	105.00	110.00
	Treehouse Seminar Room Coffee Machine Full Day	7.50	8.00
	Treehouse Seminar Room Coffee Machine Half Day	5.50	5.75
	Treehouse Seminar Room Colour printing/page	0.50	1.50
	Treehouse Seminar Room Community rate	42.00	44.00
	Treehouse Seminar Room Groups <12 Full day	525.00	555.00
	Treehouse Seminar Room Groups <12 Half day	315.00	330.00
	Treehouse Seminar Room Groups >12 Full day	630.00	666.00
	Treehouse Seminar Room Groups >12 Half day	420.00	440.00
	Treehouse Seminar Room Hourly rate	84.00	110.00
	Troupe Picnic Lawn (inc BBQ) Hourly Rate	105.00	110.00
	Wellington Gardens - Projector/AV/Screen Hire	100.00	105.00
	Wellington Gardens Cleaning Fee	105.00	110.00
	Wellington Gardens	160.00	170.00

	Commercial Film & photography up to 1 hour		
	Wellington Gardens Commercial Film & photography 1 - 3 hours	300.00	320.00
	Wellington Gardens Commercial Film & photography 3-6 hours	-	455.00
	Wellington Gardens Commercial Film & photography full day 8 hours	455.00	1000.00
	Wellington Gardens Community rate	42.00	44.00
	Wellington Gardens Hourly rate	105.00	110.00
	Wellington Gardens Large Scale Shutting Garden Areas	1500.00	1600.00
	Wellington Gardens Wedding Photos	105.00	110.00
	Sexton's Cottage (weekly hire)	500.00	525.00
	Sexton's Cottage (nightly hire)	-	225.00
	Temp event Storage of equipment	-	50.00
	Exhibition Admin Fee	-	150.00
	Wellington Gardens - Projector/AV/Screen Hire - half day	-	55.00
2.1.6 Waterfront	Harbourside Market Monthly Fee Small Unpowered	190.00	199.50
	Harbourside Market Monthly	265.00	278.25

	Fee Medium Unpowered		
	Harbourside Market Monthly Fee Large Unpowered	1,130.00	1,186.50
	Harbourside Market Monthly Fee Small Powered	225.00	236.25
	Harbourside Market Monthly Fee Medium Powered	315.00	330.75
	Waterfront Food Trucks Daily Unpowered	55.00	57.75
	Waterfront Food Trucks Daily Powered	60.00	63.00
	Waterfront Berth - Day - under 15 metres	60.00	63.00
	Waterfront Berth - Day - 15 to 20 metres	90.00	94.50
	Waterfront Berth - Day - 20 to 25 metres	110.00	115.50
	Waterfront Berth - Day - 25 to 30 metres	110.00	126.00
	Waterfront Berth - Day - 30 to 40 metres	120.00	136.50
	Waterfront Berth Day > 40m (500 GRT)	657.80	691.00
	Waterfront Berth - Month - under 15 metres	762.50	800.00
	Waterfront Berth - Month - 15 to 20 metres	1,016.50	1,067.30
	Waterfront Berth - Month - 20 to 25 metres	1,078.50	1,132.00
	Waterfront Berth - Month - 25 to 30 metres	1,366.00	1,434.30

	Waterfront Berth - Month - 30 to 40 metres	2,021.00	2,122.05
	Waterfront Berth - Yearly - under 15 metres	9,142.00	9,599.00
	Waterfront Berth - Yearly - 15 - 20 metres	12,201.00	12,811.00
	Waterfront Berth - Yearly - 20 - 25 metres	12,942.00	13,589.10
	Waterfront Berth - Yearly - 25 - 30 metres	16,395.00	17,214.75
	Waterfront Berth - Yearly - 30 - 40 metres	24,257.00	25,469.85
	Waterfront Berth - Yearly - over 40 metres	24,257.00	25,469.85
	Annual license/permit renewal fee	100.00	105.00
	Application fee (All activities)	191.50	195.00
	Waterfront - Keys/Cards charge/replacement	25.00	26.25
	Outdoor Dining Licence Fee/m2	85.00	90.00
	Advertising/Billboard space/m2 per week	-	250.00
	Temporary Event Storage charge/daily	-	100.00
2.2.1 Waste Minimisation	Commercial General Rubbish	225.98	252.44
	Domestic General Rubbish	264.00	287.00
	Green Waste	92.00	103.50
	Sewerage Sludge	310.50	333.50
	Special waste - asbestos	304.75	332.35
	Special waste - other	262.20	287.50
	Contaminated Soil	225.98	252.44

	Rubbish bags (RRP each)	3.50	3.60
	Domestic Clean fill	15.00	26.50
	Kai to Compost	92.00	103.50
5.1.1 Swimming Pools	Adult Spa (Karori Pool)	5.50	5.70
	Adult Spa (Tawa/Thorndon)	5.00	5.20
	Adult Swim & Spa (Karori Pool)	9.70	9.90
	Adult Swim & Spa (Tawa/Thorndon Pool)	9.20	9.40
	Airline/Police Test	20.00	21.00
	All Pools Adult Spa/Sauna Concession Pass (10 Trip)	58.50	61.20
	All Pools Adult Spa/Sauna Top Up	3.50	3.80
	All Pools Adult Swim & Spa/Sauna Combo	10.70	11.00
	All Pools Adult Swim & Spa/Sauna Combo Concession Pass (10 trip)	96.30	99.00
	All Pools Adults Spa/Sauna	6.50	6.80
	Aqua Fitness Casual Entry	8.00	8.50
	Aqua Fitness Convenience Pass (10 trip)	80.00	85.00
	Aqua Instructor (private)	70.00	75.00
	Aquatic Activity Instructor (schools)	35.00	40.00
	Child Spa	3.00	3.20
	Child Spa Concession Pass (10 trip)	27.00	28.80

	Child Spa Top Up	1.50	1.70
	Child Swim / Spa Combo	5.50	5.70
	Child Swim / Spa Combo Concession Pass (10 Trip)	49.50	51.30
	CSC/Student/SuperGold - Freyberg - Steamroom Convenience Pass (10 Trip)	50.00	52.00
	CSC/Student/SuperGold - Group Fitness Land Based Convenience Pass (10 Trip)	150.00	160.00
	CSC/Student/SuperGold - Shower (10 Trip)	32.00	40.00
	Freyberg - Aerobics Room - Commercial	60.00	63.00
	Freyberg - Aerobics Room - NC	21.50	22.50
	Freyberg - PST 1 child	7.10	10.00
	Freyberg - PST 2 child	10.60	15.00
	Freyberg - PST 1 adult	0.00	15.00
	Freyberg - PST 2 adult	0.00	20.00
	Freyberg - Steamroom Concession Pass (10 Trip)	45.00	46.80
	Freyberg Consulting Room	18.50	19.50
	Freyberg Steamroom	5.00	5.20
	Group Fitness Land Based Casual Entry	15.00	16.00
	Group Fitness Land Based Concession Pass (10 trip)	135.00	144.00

	Karori Pool - Hydroslide	1.30	1.50
	Karori Pool - Inflatable	70.00	75.00
	Karori Pool - Spa & Swim Concession Pass (10 Trip)	87.30	89.10
	Karori Pool - Spa Concession Pass (10 Trip)	49.50	51.30
	Pools - BBQ	30.00	31.50
	Pools - Hydroslide Hire	25.00	26.00
	Pools - Kayak Hire Per Hour	35.40	37.00
	Pools - KSP Dive Well	17.20	18.00
	Pools - KSP Dive Well Commercial	60.00	63.00
	Pools - KSP Teaching Pool	60.00	63.00
	Pools - Lane Hire 25m	9.50	10.50
	Pools - Lane Hire 25m Commercial	30.00	33.00
	Pools - Lane Hire Half 25m	5.00	6.00
	Pools - Lane Hire Half 25m Commercial	15.00	16.50
	Pools - Lifeguard (per hour)	45.00	50.00
	Pools - Meeting Room	30.00	31.50
	Pools - Meeting Room Commercial	60.00	63.00
	Pools - Meeting Room Small	11.00	11.50
	Pools - Meeting Room Small Commercial	22.00	23.00
	Pools - Meeting Room WRAC Top Deck	7.50	8.00
	Pools - Meeting Room WRAC Top Deck Commercial	20.00	21.00
	Pools - Tables & Chairs	20.00	21.00

	Pools - Tawa Pool Teaching Pool	27.00	30.00
	Pools - Tawa Pool whole	60.00	65.00
	Pools - Whole (excl WRAC)	90.00	95.00
	Pools - Whole (excl WRAC) Commercial	200.00	210.00
	Pools - WRAC 1.2m Section	60.00	63.00
	Pools - WRAC 1.2m Section Commercial	192.00	205.00
	Pools - WRAC 25m Section	90.00	95.00
	Pools - WRAC 25m Section Commercial	300.00	315.00
	Pools - WRAC 50m Section	180.00	190.00
	Pools - WRAC 50m Section Commercial	600.00	630.00
	Pools - WRAC 5m Section	60.00	65.00
	Pools - WRAC 5m Section Commercial	150.00	160.00
	Pools - WRAC Canoepolo 35m Section	150.00	160.00
	Pools - WRAC Canoepolo 35m Section Commercial	300.00	315.00
	Pools - WRAC Half 5m	30.00	32.00
	Pools - WRAC Half 5m Commercial	90.00	95.00
	Pools - WRAC Hydro Lane Hire	10.00	10.50
	Pools - WRAC Hydro Lane Hire Commercial	30.00	31.50
	Pools - WRAC Hydro Whole	40.00	45.00
	Pools - WRAC Hydro Whole Commercial	120.00	130.00

	Pools - WRAC Juniors	25.00	26.50
	Pools - WRAC Juniors Commercial	100.00	105.00
	Pools - WRAC Lane Hire 16m	6.00	6.50
	Pools - WRAC Lane Hire 16m Commercial	20.00	21.00
	Pools - WRAC Lane Hire 50m	20.00	21.00
	Pools - WRAC Lane Hire 50m Commercial	60.00	63.00
	Pools - WRAC Programmes	90.00	95.00
	Pools - WRAC Programmes Commercial	300.00	315.00
	Pools - WRAC Small 2m pool whole	36.00	40.00
	Pools - WRAC Spray Deep	80.00	85.00
	Pools - WRAC Spray Deep Commercial	200.00	210.00
	Pools - WRAC Spray Shallow	25.00	26.50
	Pools - WRAC Spray Shallow Commercial	100.00	105.00
	Pools - WRAC Spray Whole	100.00	105.00
	Pools - WRAC Spray Whole Commercial	300.00	315.00
	Pools - WRAC Waterpolo 25m Section	90.00	95.00
	Pools - WRAC Waterpolo 25m Section Commercial	300.00	315.00
	Pools - WRAC Waterpolo 30m Section	150.00	160.00
	Pools - WRAC Waterpolo 30m	300.00	315.00

	Section Commercial		
	School Swim	1.80	1.90
	Shower Casual	3.20	5.00
	Shower Concession Pass (10 trip)	28.80	45.00
	Thorndon - 2 hours 0 - 25 people	260.00	270.00
	Thorndon - 2 hours 26 - 50 people	300.00	315.00
	Thorndon - 2 hours 50 - 100 people	375.00	390.00
	Thorndon & Tawa - Spa & Swim Combo Concession Pass (10 Trip)	82.80	84.60
	Thorndon & Tawa - Spa Concession Pass (10 Trip)	45.00	46.80
	WRAC - 5m End Bulkhead Configuration	3,795.00	4,025.00
	WRAC - Competition Start Box	25.00	26.00
	WRAC - Events Office	11.00	12.00
	WRAC - Inflatable	90.00	95.00
	WRAC - Kitchen	11.00	12.00
	WRAC - Lifeguard Commercial	90.00	95.00
	WRAC - Lifeguard Non-Commercial	45.00	50.00
	WRAC - Merchandise/Promotion Rental (per day)	500.00	550.00
	WRAC - Set up & Set down whole 25m Commercial	360.00	380.00
	WRAC - Set up & Set down whole 25m NC	160.00	165.00

	WRAC - Set up & Set down whole 30m Commercial	360.00	380.00
	WRAC - Set up & Set down whole 30m NC	160.00	165.00
	WRAC - Set up & Set down whole 5 or 2m Commercial	300.00	315.00
	WRAC - Set up & Set down whole 5 or 2m NC	120.00	125.00
	WRAC - Set up & Set down whole 50m Commercial	500.00	525.00
	WRAC - Set up & Set down whole 50m NC	240.00	250.00
	WRAC - Small Inflatable	45.00	50.00
	WRAC - Sound System / Underwater speakers	180.00	190.00
	WRAC - Sound System 1/2 day	90.00	95.00
	WRAC - Top Deck South End	10.00	12.00
	KSP - Inflatable	65.00	75.00
	Tawa Pool - Inflatable	65.00	70.00
	SwimWell - Adapted lessons	21.00	21.50
	SwimWell - Adult	15.50	16.50
	SwimWell - Infant	13.00	14.50
	SwimWell - Preschool	13.00	14.50
	SwimWell - Private Lesson (1 child)	62.00	67.00
	SwimWell - Private Lesson (2nd Additional Child)	31.00	33.50
	SwimWell - Private Lesson (45mins)	69.75	100.50

	SwimWell - School Age	15.00	16.50
	SwimWell - Silver & Gold Shark (Shark Clinic)	15.50	17.00
	SwimWell - Squad (Advanced Sharks)	15.50	18.00
	Schools Instructor (per hour)	35.00	40.00
	Spin - Casual	17.00	18.00
	WRAC - Spin Concession Pass (10 Trip)	153.00	162.00
5.1.4 Recreation Centre	Ākau Tangi - 30 mins Hot/Cold Bath Hire	30.00	31.50
	Ākau Tangi - Concession Pass Have A Go (10 Trip)	40.50	45.00
	Ākau Tangi - Equipment (Item)	1.20	2.00
	Ākau Tangi - Equipment (Kit)	20.00	25.00
	Ākau Tangi - Extra Staff	45.00	50.00
	Ākau Tangi - Flipchart/Whiteboard	25.00	26.50
	Ākau Tangi - Have A Go	4.50	5.00
	Ākau Tangi - Internet Fee	30.00	35.00
	Ākau Tangi - Large Rectractable Seating (Per day)	1,150.00	1,200.00
	Ākau Tangi - Large Whiteboard Flat Fee	25.00	26.50
	Ākau Tangi - Lectern	25.00	26.50
	Ākau Tangi - PA System	25.00	26.50

	Ākau Tangi - Programme Tutor	40.00	50.00
	Ākau Tangi - School Session (30 min)	35.00	38.00
	Ākau Tangi - School Session (40min)	50.00	55.00
	Ākau Tangi - Small Seating Unit (Per day)	115.00	120.00
	Ākau Tangi - Storage	30.00	31.50
	Birthday Parties ĀTSC Big Bounce	210.00	220.00
	Birthday Parties ĀTSC Mini Bounce	160.00	168.00
	Birthday Parties ĀTSC Sporty Kids (13 - 24 children)	150.00	160.00
	Birthday Parties ĀTSC Sporty Kids (up to 12 children)	110.00	115.00
	Birthday Parties KIRC Private Hire	150.00	160.00
	Birthday Parties KIRC Tinytown (up to 20 children)	150.00	160.00
	Birthday Parties KIRC Wheels (up to 20 children)	160.00	170.00
	Birthday Parties Preschool (2 tutors - 12 children)	200.00	210.00
	Birthday Parties Preschool (3 tutors- 18 children)	240.00	250.00
	Birthday Parties Preschool (4 tutors - 24 children)	280.00	295.00
	Birthday Parties Preschool (Baby Jam) (0 tutors -18 children)	90.00	95.00

	Birthday Parties School Age (1 tutor - 12 children)	150.00	160.00
	Birthday Parties School Age (2 tutors - 24 children)	200.00	210.00
	Birthday Parties School Age (3 tutors - 36 children)	240.00	250.00
	Birthday Parties School Age (4 tutors - 48 children)	280.00	295.00
	Extra Birthday Party Tutor	45.00	50.00
	Kilbirnie Rec - Disco Lights	40.00	42.00
	Kilbirnie Rec - Equipment Hire	16.00	20.00
	Kilbirnie Rec - Hire p/hour	80.00	85.00
	Kilbirnie Rec - Inflatable	65.00	70.00
	Kilbirnie Rec - Private Hire & Tinytown	300.00	320.00
	Kilbirnie Rec - Recreation Coordinator	45.00	50.00
	Kilbirnie Rec - Roller Disco Adult	12.50	13.00
	Kilbirnie Rec - Roller Disco Adult with Skate Hire	15.00	16.00
	Kilbirnie Rec - Roller Disco Child	10.00	10.50
	Kilbirnie Rec - Roller Disco Child with Skate Hire	12.50	13.00
	Kilbirnie Rec - Roller Disco Family Pass	35.00	36.50
	Kilbirnie Rec - Skate Hire	4.20	4.50
	Kilbirnie Rec - Storeroom Use	100.00	105.00
	Kilbirnie Rec - Tables & Chairs	10.00	12.00

	KIRC - Adult on Wheels	6.50	7.00
	KIRC - Adult on Wheels Pass (10 trip)	58.50	63.00
	KIRC - Badminton Pass (10 Trip)	23.40	24.30
	KIRC - Group Entry and Skate (Adult)	8.00	8.50
	KIRC - Group Entry and Skate (Child)	7.00	7.50
	KIRC - Skate Fit (own Skates) Pass (10 Trip)	94.50	99.00
	KIRC - Skate Fit Pass (10 Trip)	117.00	121.50
	KIRC - Skate Fit Untutored	6.00	6.50
	Mat Hire	10.00	11.00
	Nairnville Rec - Security Guard (min.3h)	36.50	50.00
	Nairnville Rec - Table Tennis 1hr	18.50	19.50
	Prog - Adult Activity	2.60	2.70
	Prog - Adult Exercise Programme	5.60	6.00
	Prog - Adult Programme Casual	13.50	14.50
	Prog - Adult Rec Exercise Programme Pass 10 Visits	56.00	60.00
	Prog - Adult Rec Programmes Pass 10 Visits	110.00	120.00
	Prog - ĀTSC Home Education Casual	6.50	7.00
	Prog - ĀTSC Home Education Pass 10 Visits	58.50	63.00
	Prog - Nairnville Gymnastix Casual	12.50	13.00

	Prog - Parkour Adult/Advanced School Age	14.00	14.50
	Prog - Parkour School Age	12.00	12.50
	Prog - Preschool Baby Jam Casual	4.50	5.00
	Prog - Preschool Gym Jam Casual Over 1s	4.50	5.00
	Prog - Preschool Gym Jam Over 1s Pass 10 Visits	40.50	45.00
	Prog - Preschool Programme Casual 30min	8.00	8.50
	Prog - Preschool Programme Casual 45min	10.00	10.50
	Prog - Preschool Rec Programme 30min Pass 10 Visits	70.00	76.50
	Prog - Preschool Rec Programme 45min Pass 10 Visits	82.00	94.50
	Prog - School Age Basketball Clinic Tawa/Nairnville	9.00	9.50
	Prog - School Age Basketball/Pickle ball Clinic Karori	10.00	10.50
	Prog - School Age Gym for Fun	10.00	10.50
	Prog - School Age Gymnastics	11.00	11.50
	Prog - School Age Hip Hop	8.50	9.00
	Prog - School Age Junior Roller Derby (1hr)	13.00	13.50
	Prog - School Age Karate	11.00	11.50
	Prog - School Age KIRC Own Skates (Junior Roller Derby)	11.00	11.50
	Prog - School Age KIRC Own Skates	9.00	9.50

	(Rollerblade/roller-skate)		
	Prog - School Age KIRC Rollerblade/Roller-skate/Skateboard	11.50	12.00
	Prog - School Age Netball Clinic Karori	9.50	10.00
	Prog - School Age Squash Skills	9.50	10.00
	Prog - School Age Volleyball Clinic (Nairnville)	9.00	9.50
	Prog - Skate Fit Casual	13.00	13.50
	Prog - Skate Fit Casual (own skates)	10.50	11.00
	Prog - Social Sports/Pickleball Casual	5.00	5.50
	Prog - Trial School Age Programme	12.50	13.00
	Prog - Ultimate Movement School Age	11.50	12.00
	Projector Daily Rate	100.00	105.00
	Projector Hourly Rate	20.00	21.00
	RC - Building Leaders Programme ($9.50 p/c for 6 weeks)	9.50	11.00
	Rec - 1/2 Gym Hire	32.00	34.00
	Rec - 1/4 Gym Hire	18.50	19.50
	Rec - 1/4 Gym Hire off peak	12.00	12.50
	Rec - Ākau Tangi Court Hire	64.00	67.00
	Rec - Ākau Tangi Hall Hire	384.00	402.00
	Rec - Ākau Tangi Meeting Room Large	45.00	50.00

	Rec - Ākau Tangi Meeting Room Small	25.00	26.50
	Rec - Ākau Tangi Table Tennis	18.50	19.50
	Rec - ĀTSC Badminton/Pickleball/Spikeball	18.50	19.50
	Rec - ĀTSC Third Hall Hire	130.00	134.00
	Rec - ĀTSC Volleyball	42.00	44.80
	Rec - Concession Pass Social Sports/Pickleball (10 trip)	45.00	49.50
	Rec - Inflatable Day Tawa Rec	10.00	10.50
	Rec - Meeting Room Commercial	50.00	52.50
	Rec - Meeting Room Non Commercial	25.00	26.00
	Rec - Meeting Room Semi Commercial	35.00	36.50
	Rec - NRC Table Tennis	18.50	19.50
	Rec - School Class	55.00	60.00
	Rec - Squash Court	9.00	9.50
	Rec - Whole Gym Hire	60.00	65.00
	Rec - Whole Gym Hire Commercial	150.00	157.50
	Rec - Whole Gym Hire Off Peak	33.00	35.00
	Rec Centre - Additional Equipment Hire	30.00	31.50
	Team Building Activity (per person)	4.00	4.20
	Prog - Leagues Adult Netball/Volleyball	600.00	650.00
	Prog - Leagues Kids Basketball (term)	300.00	350.00

	Prog - Leagues Kids Mini ball/Volleyball (term)	250.00	300.00
	Tawa Rec - Inflatable	65.00	70.00
5.1.7 Marinas	Evans Bay Berth (annual)	3,513.00	3,688.70
	Evans Bay Berth (Sea Rescue Jetty) annual	2,065.00	2,168.30
	Evans Bay Boat Shed (8 to 11) annual	1,384.00	1,453.20
	Evans Bay Boat Shed (1 to 7, 12 to 32) annual	2,765.00	2,903.30
	Evans Bay Boat Shed (33 to 46) annual	4,138.00	4,344.90
	Evans Bay Dinghy Locker (annual)	413.00	433.70
	Evans Bay Live-Aboard fee (annual)	1,258.00	1,320.90
	Evans Bay Trailer Park (monthly)	157.00	164.90
	Evans Bay Visitor Berth (monthly)	706.00	741.30
	Evans Bay Non tenant use of breastwork	84.00	88.20
	Clyde Quay Mooring (annual)	1,504.00	1,579.20
	Clyde Quay Boat Shed (1 to 13) (annual)	3,154.00	3,311.70
	Clyde Quay Boat Shed (14 to 27) (annual)	2,840.00	2,982.00
	Clyde Quay Boat Shed (28, 29) (annual)	3,943.00	4,140.20
	Clyde Quay Boat Shed (38B) (annual)	2,276.00	2,389.80
	Clyde Quay Boat Shed (38A to 42B, 48A, 48B) (annual)	3,268.00	3,431.40

	Clyde Quay Boat Shed (43A to 47B) (annual)	3,787.00	3,976.40
	Clyde Quay Dinghy Locker (annual)	263.00	276.20
	Clyde Quay Visitor berth (daily)	-	36.00
	Boat Pumpout Fee	350.00	367.50
	Officer Time for service outside licence agreement	100.00	105.00
	Evans Bay Boat ramp parking/daily	-	10.00
5.1.8 Golf Course	Adult round - 9 / 18 holes	21.00	25.00
	Leisure Card round	15.75	20.00
	Disc golf	5.50	6.00
5.2.6 Cemeteries	Arrangement Fee - (No Funeral Director)	150.00	158.00
	Ash Beam - Plot, Beam, Maintenance	637.00	669.00
	Ash Collection Express - Overtime	215.00	226.00
	Ash Interment - Outside District	475.00	499.00
	Ash Interment - Overtime (Weekend)	230.00	242.00
	Ash Interment - Public Holiday Fee	501.00	526.00
	Ash Interment - Seaforth Plot	178.00	187.00
	Ash Interment - Soldiers Plot	173.00	182.00
	Ash Scatter	80.00	84.00
	Ash Scatter - Outside District	46.00	48.00
	Ash Scatter - Overtime	210.00	225.00

	Ash Scatter - Unattended	80.00	84.00
	Ashes Interment	178.00	187.00
	Beam - Ash Beam	171.00	180.00
	Beam - Children	171.00	180.00
	Beam - Denominational & Lawn (Makara)	190.00	200.00
	Brass Council Engraved Plaque	642.60	675.00
	Bronze Cabinet Plaque (Small Chapel)	155.00	163.00
	Bronze Lawn Plaque	1,265.00	1,328.00
	Bronze Memorial Plaque	312.00	328.00
	Bronze Memorial Plaque - Rose Garden/Seaforth	452.00	475.00
	Bronze Plaque - New Double Niche	792.00	832.00
	Bronze Plaque - New Single Niche	513.76	539.00
	Bronze Plaque - Old Single Niche	353.00	371.00
	Bronze Wall Vase	102.00	107.00
	Cancellation Fee	110.00	116.00
	Canvas	120.00	126.00
	Carabinas	100.00	105.00
	Casket Interment - 0-12 months	118.00	124.00
	Casket Interment - 10 years and under	150.00	158.00
	Casket Interment - Denominational/ Lawn	695.00	730.00
	Casket Interment - Indigent	210.00	221.00
	Casket Interment - Indigent (Outside District)	156.00	164.00
	Casket Interment - Natural Burial	1,060.00	1,113.00
	Casket Interment - Outside District	1,181.00	1,240.00

	Casket Interment - Overtime (Weekend)	695.00	730.00
	Casket Interment - Public Holiday Fee	1,000.00	1,050.00
	Casket Interment - Second	1,190.00	1,250.00
	Casket Interment - Soldiers Plot	646.00	678.00
	Casket Interment - Stillborn	93.00	98.00
	Casket Interment After 3.30pm	230.00	237.50
	Change of Deed (Transfer)	80.00	84.00
	Chapel Hire - Casket Interment (Burials)	216.00	227.00
	Chapel Hire - Cremations Elsewhere (1 Hr)	258.00	271.00
	Chapel Hire - Per 1/2 Hour	205.00	220.00
	Chapel Hire (per 1/2 hour) - After 3.30pm	210.00	225.00
	Chapel Hire (per 1/2 hour) - Overtime (Weekend)	220.00	235.00
	Cleaning Chapels/Crematorium	53.00	56.00
	Concrete Breaking	226.00	237.00
	Concrete Cutting Floor	281.00	295.00
	Concrete Stand for Rosegarden size Plaque	53.00	56.00
	Core Drilling - Ash Interment	249.00	261.00
	Courier Fee	19.00	20.00
	Cremation - Bio/Tissue Delivery	706.00	741.00
	Cremation - Birth to 1 year	75.00	79.00

	Cremation - Committal Service	915.00	961.00
	Cremation - Delivery Only	800.00	840.00
	Cremation - Express Ash	215.00	225.00
	Cremation - Full Service	975.00	1,024.00
	Cremation - Indigent	122.00	128.00
	Cremation - Indigent (Outside District)	156.00	164.00
	Cremation - 1 to 10 years	206.00	216.00
	Cremation - Overtime (Weekend)	377.00	396.00
	Cremation - Public Holiday Fee	685.00	719.00
	Cremation - Stillborn	70.00	74.00
	Cremation - Viewing Casket Charge	95.00	100.00
	Cremation (Infant) - Public Holiday Fee	342.50	360.00
	Cremation After 3.30pm	226.00	237.00
	Cremation Certificate	55.00	58.00
	Disinterment - Ashes	303.00	318.00
	Disinterment - Casket	2,040.00	2,142.00
	Embossed Lawn Plaque	1,005.00	1,055.00
	Excavator Hire	828.20	870.00
	Fee for Damage to Mats	258.00	271.00
	Film on Location Fee	110.00	116.00
	Foetal Tissue	70.00	74.00
	Frames	150.00	158.00
	Granite Book Seaforth (excl plaque)	383.00	402.00

	Granite Plaque for Book	383.00	402.00
	Granite Plaque for Book (taken away by mason)	15.00	16.00
	Granite Top Removal	510.00	536.00
	Grave Reuse - Per body	1,600.00	1,680.00
	High Pressure Cleaning	56.00	59.00
	Joint Interment	150.00	158.00
	Late Service Fee	53.00	58.00
	Makara Ash plots (New)	2,434.50	2,450.00
	Mem Book Entries (per line - up to 4 lines)	50.00	53.00
	Mem Book Entries (per line - up to 8 lines)	88.00	92.00
	Mem Book Entries (2 lines - name, date of death, age)	100.00	105.00
	Miscellaneous	53.00	56.00
	Muslim Boards - Adult	193.00	203.00
	Muslim Boards - Infant	113.00	119.00
	Niche - Bronze New Double	1,217.46	1,278.00
	Niche - Bronze New Single	1,060.90	1,114.00
	Niche - Bronze Old Single	919.79	966.00
	Niche - New Double Granite/Marble	1,661.39	1,744.00
	Niche - New Single Granite/Marble	994.98	1,045.00
	Niche Placement/Removal (Ash)	178.00	187.00
	Penguin Book	25.00	26.00
	Permit - Non Compliance	77.00	81.00
	Permit Fee	97.00	102.00

	Permit Fee - Rose Garden or Seaforth Only	56.00	59.00
	Photo Request	15.00	16.00
	Plaque - Lawn	1,125.00	1,181.00
	Plaque - Polish	35.00	37.00
	Plaque - Subsequent Inscription	249.00	261.00
	Plaque Placement / Removal	88.00	92.00
	Plot Extra Depth (per 300mm)	270.00	284.00
	Plot Extra Width (per 300mm)	205.00	215.00
	Plot Maintenance - Ash Beam	171.00	180.00
	Plot Maintenance - Babies	273.00	287.00
	Plot Maintenance - Denominational	910.00	956.00
	Plot Maintenance - Lawn	632.00	645.00
	Plot Maintenance - Natural Burial	700.00	735.00
	Plot Purchase - Ash Beam	295.00	310.00
	Plot Purchase - Babies Lawn	388.00	407.00
	Plot Purchase - Denominational Areas	1,300.00	1,365.00
	Plot Purchase - Lawn (1070 x 2740)	990.00	1,040.00
	Plot Purchase - Lawn Stillborn Area	45.00	47.00
	Plot Purchase - Natural Burial	1,510.00	1,586.00
	Plot Purchase - Seaforth Garden	1,050.60	1,103.00
	Plot Purchase Garden - Memorial & Seaforth	557.00	585.00
	Plot Purchase Garden 1 and 2	1,300.00	1,365.00

	Plot Search Charge (first 3 free)	27.50	29.00
	Probe Plot for Depth	56.00	59.00
	Temporary Grave Marker	160.00	168.00
	Plastic Bud Vase	25.00	25.00
	Urn - Plastic	30.00	32.00
	Urn - Wooden Adult	105.00	165.00
	Urn - Wooden Half Adult Size	88.00	125.00
	Urn - Wooden Infant	45.00	70.00
	Urn - Wooden Oblong (Rectangular)	0.00	125.00
	Vault Placement/Removal	336.00	353.00
5.3.3 Public Health Regulations	Gambling Permission		
	Initial application & renewal	132.00	158.50
	Health Licensing & Inspection		
	New food premises (1st yr set up)	161.00	193.00
	Pre-opening inspection (1 hour)	161.00	193.00
	Additional time per hour	161.00	193.00
	Food control plan registration renewal fee (every year)	81.00	97.00
	National programme registration renewal fee (every second year)	81.00	97.00
	Significant changes	161.00	193.00
	Minor changes	81.00	97.00
	Voluntary suspension of operations	81.00	97.00
	Compliance Fees		

	Issue of enforcement notice	161.00	193.00
	Application for review of outcome	161.00	193.00
	Statement of compliance	81.00	97.00
	Additional charges for time spent on site (per hour)	161.00	193.00
	Temporary License		
	Temporary inspection fee for mobile food stalls, food stall fairs	156.00	187.00
	Annual License for registered premises		
	* Animal boarding	275.00	330.00
	* Camping grounds	275.00	330.00
	* Hairdressers	139.00	167.00
	* Mortuaries/Funeral Directors	165.00	198.00
	Annual Licence		
	* Pools: commercial pools/spas	266.00	319.00
	Trade Waste associated with Food Licences		
	Annual consent fee ~ High risk	2,018.00	2,421.50
	Annual consent fee ~ Medium risk	1,009.00	1,211.00
	Annual consent fee ~ Low risk	355.00	426.00
	Annual consent fee ~ Minimal risk	146.00	175.00
	* Grease traps: big dipper or passive	146.00	175.00
	* Shared grease trap (per premises)	75.00	90.00
	* Grease converter	355.00	426.00

	* Grease and Grit traps	202.00	242.50
	* Monitoring (lab) charges	actual - varies	
	Collection & Transport of Trade Waste		
	* Initial Application fee	170.00	204.00
	* charge after first hr (per hr)	144.00	173.00
	* Annual Licence fee	202.00	242.50
	*Processing fee (per hr or part thereof)	144.00	173.00
	Volume		
	Up to 100m3/day	0.36	0.44
	Between 100m3/day and 7000m3/day	0.16	0.20
	Above 7000m3/day	1.11	1.35
	B.O.D.		
	Up to 3150kg/day	0.38	0.46
	Above 3150 kg/day	0.84	1.01
	Suspended Solids		
	Up to 1575kg/day	0.37	0.45
	Above 1575kg/day	0.67	0.81
	Animal Control: Registration per animal		
	* Entire	187.00	196.00
	* Neutered /spayed (with proof)	135.00	142.00
	* Working dogs	57.00	60.00
	* Working dogs (puppies)	30.00	32.00
	Responsible Dog Owner (RDO)		
	* Responsible Dog Owner (RDO) Application	132.00	139.00
	* Responsible Dog Owner (RDO) address change only	83.00	87.00

	Responsible Dog Owner (RDO) Annual Registration	67.00	70.00
	Licence for 3 or more dogs	39.00	41.00
	Replacement of registration tag	13.00	14.00
	Puppies		
	Puppies born March to August	108.00	113.00
	Puppies born September to February	54.00	57.00
	Imported Dogs and Puppies		
	Desexed arrived July to December	108.00	113.00
	Desexed arrived January to June	41.00	43.00
	Entire arrived July to December	148.00	155.00
	Entire arrived January to June	56.00	59.00
	Adopted dogs and puppies (SPCA and HUHA) Fee	37.00	39.00
	Impounding fees		
	* Seizure Fee	-	150.00
	* First per animal ~~(free if registered)~~	110.00	115.00
	* Second impounding	176.00	185.00
	* Third impounding	-	246.00
	* Sustenance per day	20.00	21.00
	After hours callout	31.00	33.00
	Micro-chipping	37.00	39.00
	Dog Euthanisation		
	Dog euthanisation - up to 20kg	183.00	192.00
	Dog euthanisation - between 21kg and 40kg	227.00	238.00

	Dog euthanisation - over 40kg	272.00	286.00
	Dog Walker		
	New dog walker licence	199.00	209.00
	Dog walker licence renewal	64.00	67.00
	Pavement / Footpath Permissions		
	~ initial application	197.00	236.00
	~ renewal	99.00	119.00
	~ central city (per m2)	94.00	113.00
	~ suburbs (per m2)	61.00	73.00
	Parklet Permissions		
	~ central city (per m2)	197.00	236.00
	~ suburbs (per m2)	99.00	119.00
	~~3rd Impound Fee~~	~~-~~	~~246.00~~
	~~Seizure Fee~~	~~-~~	~~150.00~~
6.1.1 Urban planning & policy	Wellington Underground Asset Map	-	169.05
6.2.1 Building control and facilitation	Customer Services		
	Monthly report of Issued Building Consents	81.00	101.00
	Administration Fee (refunds / cancellations)	137.00	171.50
	Time extension initial fee (30 mins admin, 30 mins inspector). Any time spent over this initial time will be charged at the relevant hourly rate	177.00	221.50
	Time extension - additional inspectors time, hourly rate	217.00	271.50

	Administration fee (other) - hourly rate	137.00	171.50
	Restricted building work check (per notification)	69.00	86.50
	Minor Works		
	Drainage/Plumbing (val less than $5,000)) residential detached	408.00	510.00
	Drainage/Plumbing (value less than $5,000) commercial or multi-residential	1,249.00	1,561.00
	Insulation (value less than $10,000)	1,249.00	1,561.00
	Structural (value less than $10,000)	1,249.00	1,561.00
	Demolition Consent - 3 storeys or less	702.00	877.50
	Demolition Consent - greater than 3 storeys	1,512.00	1,890.00
	Free Standing Fireplace	271.00	338.50
	In-built fireplace	570.00	712.50
	Additional Inspection fee (per hour)	217.00	271.50
	Lodgement Fee		
	All applications (except minor works)	137.00	171.50
	Amendment Lodging Fee for Building Consents	102.00	127.50
	Plan Check		
	Less than $10,000 (Category 1)	487.00	608.50

	Less than $10,000 (Category 2)	757.00	946.00
	Less than $10,000 (Category 3)	973.00	1,216.00
	$10,001 - $20,000 (Category 1)	1,081.00	1,351.50
	$10,001 - $20,000 (Category 2)	1,081.00	1,351.50
	$10,001 - $20,000 (Category 3)	1,081.00	1,351.50
	$20,001 - $100,000 (Category 1)	1,189.00	1,486.50
	$20,001 - $100,000 (Category 2)	1,189.00	1,486.50
	$20,001 - $100,000 (Category 3)	1,189.00	1,486.50
	$100,001 - $500,000 (Category 1)	1,297.00	1,621.50
	$100,001 - $500,000 (Category 2)	1,946.00	2,432.50
	$100,001 - $500,000 (Category 3)	1,946.00	2,432.50
	$500,001 - $1,000,000 (Category 1)	3,026.00	3,782.50
	$500,001 - $1,000,000 (Category 2)	3,458.00	4,322.50
	$500,001 - $1,000,000 (Category 3)	3,890.00	4,862.50
	$1,000,000 + (Category 1)	3,999.00	4,999.00
	$1,000,000 + (Category 2)	3,999.00	4,999.00
	$1,000,000 + (Category 3)	3,999.00	4,999.00
	for each $500,000 or part	1,027.00	1,284.00

	thereof over $1,000,000		
	Consent Suspend Fee (to review additional information), charge per additional hour of officer re-assessment time.	217.00	271.50
	Plan check for fast track consents		
	Fast Track - consents only - issued within 10 days (criteria applies, and applications will only be accepted on a case-by-case basis)	2 x consent approval charges	2 x consent approval charges
	Fast Track - consents only - issued within 5 days (criteria applies, and applications will only be accepted on a case-by-case basis).	3 x consent approval charges	3 x consent approval charges
	Multi proof consent		
	Multi-proof consent (applications using a national multi-use approvals (NMUA) as means of compliance		
	Lodgement fee	137.00	171.50
	Plan check - est 3 hours @$154	649.00	811.50
	Additional time per hour	217.00	271.50
	~~Code Compliance Certificate (for Category 1 applications)~~	~~137.00~~	~~171.50~~
	~~Code Compliance Certificate (for~~	~~649.00~~	~~171.50~~

	~~Category 2 applications)~~		
	~~Code Compliance Certificate (for Category 3 applications)~~	~~217.00~~	~~271.50~~
	Code Compliance Certificate		
	Code Compliance Certificate (for Category 1 applications)	137.00	171.50
	Code Compliance Certificate (for Category 2 applications)	137.00	171.50
	Code Compliance Certificate (for Category 3 applications)	172.00	215.00
	District Plan Check Fee		
	Building consents with a project value of less than $20,000 (Initial charge for 30mins, then additional charges apply per 30 minutes of processing time above this)	108.00	135.00
	Building consents with a project value of $20,001 or over (Initial charge for 1st hour, then additional charges apply per hour of processing time above this)	209.00	261.50
	Additional hours - per hour	209.00	261.50
	Building Inspections		
	Hourly charge: the initial payment is based on estimate of inspections required. The	217.00	271.50

	final charges are based on actual time.		
	Structural Check & Additional Charges		
	Residential 1, 2 and 3 structural work (on plan reviews) Deposit of 1.5 hours	582.00	727.50
	Commercial 1 structural work (on plan reviews) Deposit of 2 hours	776.00	970.00
	- Commercial 2 and 3 structural work (on plan reviews) Deposit of 2.5 hours	970.00	1,212.50
	Residential 1. 2 and 3 structural work (for amended plans) Deposit of 1 hour	388.00	485.00
	Commercial 1 and 2 structural work (for amended plans) Deposit for 1 hours	388.00	485.00
	Commercial 3 structural work (for amended plans) Deposit for 1.5 hours	582.00	727.50
	Hourly Charge for Engineers (including internal overheads), over and above deposit	388.00	407.50
	Hourly charge for Contract Management, over and above deposit	186.00	232.50
	An additional deposit of 2.5 hours for all levels of	970.00	1,212.50

	buildings requiring structural checking not supported by a producer statement from a Chartered Professional Engineer		
	Consent suspend fee (to review additional information) – per additional hour of Engineer reassessment time, all	388.00	407.50
	Vehicle Access		
	Plan check linked to a building consent or resource consent	418.00	522.50
	Received independently (small)	424.00	530.00
	Received independently (multiple)	714.00	892.50
	Initial inspection fee	209.00	261.50
	Vehicle crossing inspection fee over 1hr	209.00	261.50
	Compliance Schedule		
	New compliance schedule (linked with Building Consent). This is the minimum charge (based on one hour of processing), additional charges will apply for time taken over this, at $271.50 per hour for additional hours	325.00	406.50

	Additional charge per hour for new compliance schedule (linked with Building Consent)	217.00	271.50
	Alterations and amendments to compliance schedule (linked to building consent or application for amendment to CS Form 11) will be charged on a time-taken basis at the per hour rate of officer time.	217.00	271.50
	Minor compliance schedule amendments - change of owner/ agent, minor changes to Compliance Schedule requested by owner/ agent. This is the minimum charge (based on 15 min of processing). Additional charges will apply for time taken over this.	55.00	69.00
	Health Assessment		
	Building consent for food premises - base fee	345.00	431.50
	Additional charge for processing time in excess of two hours	173.00	216.00
	Trade Waste Management		
	Assessment of building consent	179.00	223.50

	including trade waste element		
	Certificate Lodgement		
	Processing time per hour	217.00	271.50
	Preparation of legal documents (covers first two hours of processing time)	409.00	511.00
	Disbursement of legal costs for registering certificates against titles	Actual Cost	Actual Cost
	S77 building over two or more allotments - legal costs	Actual Cost	Actual Cost
	S72 land subject to hazards - LINZ lodgement	Actual Cost	Actual Cost
	Certificate of Public Use (CPU)		
	Initial fee (includes 1 hour processing time)	217.00	271.50
	Processing time over 1 hour	217.00	271.50
	Lodgement fee	102.00	127.50
	Amended Plan		
	Initial fee (includes 1 hour processing time)	217.00	271.50
	Processing time over 1 hour	217.00	271.50
	Lodgement fee	102.00	127.50
	PIM (if lodged with building consent)		
	PIM ONLY - single residential dwelling including accessory buildings	541.00	676.00
	PIM ONLY - other	649.00	811.50
	Certificates of Acceptance – Urgent Work		
	Lodgement fee	137.00	171.50

	Less than $10,000 (Category 1)	919.00	1,149.00
	Less than $10,000 (Category 2)	1,189.00	1,486.50
	Less than $10,000 (Category 3)	1,406.00	1,757.50
	$10,001 - $20,000 (Category 1)	1,513.00	1,891.00
	$10,001 - $20,000 (Category 2)	1,513.00	1,891.00
	$10,001 - $20,000 (Category 3)	1,513.00	1,891.00
	$20,001 - $100,000 (Category 1)	2,054.00	2,567.50
	$20,001 - $100,000 (Category 2)	2,054.00	2,567.50
	$20,001 - $100,000 (Category 3)	2,054.00	2,567.50
	$100,001 - $500,000 (Category 1)	2,162.00	2,702.50
	$100,001 - $500,000 (Category 2)	2,809.00	3,511.50
	$100,001 - $500,000 (Category 3)	2,809.00	3,511.50
	$500,001 - $1,000,000 (Category 1)	3,890.00	4,862.50
	$500,001 - $1,000,000 (Category 2)	4,322.00	5,402.50
	$500,001 - $1,000,000 (Category 3)	4,755.00	5,944.00
	$1,000,000 + (Category 1)	4,862.00	6,077.50
	$1,000,000 + (Category 2)	4,862.00	6,077.50
	$1,000,000 + (Category 3)	4,862.00	6,077.50

	for each $500,000 or part thereof over $1,000,000	1,027.00	1,284.00
	Consent Suspend Fee (to review additional information), charge per additional hour of officer re-assessment time.	217.00	271.50
	Certificates of Acceptance - Non-Urgent Work		
	Lodgement fee	396.00	495.00
	Less than $10,000 (Category 1)	2,663.50	3,329.50
	Less than $10,000 (Category 2)	3,445.50	4,307.00
	Less than $10,000 (Category 3)	4,073.50	5,092.00
	$10,001 - $20,000 (Category 1)	4,385.50	5,482.00
	$10,001 - $20,000 (Category 2)	4,385.50	5,482.00
	$10,001 - $20,000 (Category 3)	4,385.50	5,482.00
	$20,001 - $100,000 (Category 1)	5,951.50	7,439.50
	$20,001 - $100,000 (Category 2)	5,951.50	7,439.50
	$20,001 - $100,000 (Category 3)	5,951.50	7,439.50
	$100,001 - $500,000 (Category 1)	6,265.00	7,831.50
	$100,001 - $500,000 (Category 2)	8,142.00	10,177.50
	$100,001 - $500,000 (Category 3)	8,142.00	10,177.50

	$500,001 - $1,000,000 (Category 1)	11,273.50	14,092.00
	$500,001 - $1,000,000 (Category 2)	12,527.50	15,659.50
	$500,001 - $1,000,000 (Category 3)	13,780.50	17,225.50
	$1,000,000 + (Category 1)	14,092.50	17,615.50
	$1,000,000 + (Category 2)	14,092.50	17,615.50
	$1,000,000 + (Category 3)	14,092.50	17,615.50
	for each $500,000 or part thereof over $1,000,000	3,081.00	3,851.50
	Consent Suspend Fee (to review additional information), charge per additional hour of officer re-assessment time.	325.50	407.00
	Building Warrant of Fitness		
	Independent Qualified Person (IQP) Registration Fee (New & Renewal)	217.00	271.50
	Additional charge for each new competency registered	102.00	127.50
	Building Warrant of Fitness - Annual Certificate. This is the base charge for 1 specified system. Additional charges will apply for time over 0.5 hours	109.00	136.50
	Building Warrant of Fitness - Annual	217.00	271.50

	Certificate. This is the base charge for 2 - 10 specified systems. Additional charges will apply for time taken over 1 hour		
	Building Warrant of Fitness - Annual Certificate. This is the base charge for 11+ specified systems. Additional charges will apply for time taken over 1.5 hours	325.00	406.50
	Additional charge per hour for processing Annual Certificate, where processing time exceeds that allowed for in the base charge.	217.00	271.50
	Building Warrant of Fitness Inspection (per hour)	217.00	271.50
	BWOF Audit 1 specified system	217.00	271.50
	BWOF Audit 2-10 specified systems	433.00	541.50
	BWOF Audit 11+ specified systems	649.00	811.50
	Swimming Pools		
	Pool fencing inspection per hour.	217.00	271.50
	Review of IQPI Independently Qualified Pool Inspector audit report	69.00	86.50
	Special Activity and Monitoring		

	Hourly charge for officer time considering proposals and monitoring compliance	209.00	261.50
	LIM and Information Services		
	LIMs : Residential	442.00	552.50
	Fast track fee – single residential properties: (case by case)	221.00	276.50
	LIMs: Non-residential Base Fee	1,031.00	1,289.00
	LIMs : Per hour after 7 hrs	137.00	171.50
	Fast track fee – multi-residential properties: (case by case)	331.00	414.00
	Fast track fee – commercial properties: (case by case)	516.00	645.00
	Property Reports: Residential 1-2 units	206.00	257.50
	Property Reports: Multi-residential 3-8 unit property	301.00	376.50
	Property Reports: Multi-residential 8+ unit property	320.00	400.00
	Notification of Change of Use		
	Lodgement Fee	132.00	171.50
	Initial fee (includes 2 hours processing)	418.00	522.50
	Processing over 2 hours - per hour	209.00	261.50
	Development Contribution Administration Costs		
	Initial Fee for a special assessment, reconsideration or objection	New fee	1,400.00
	Additional processing hours	New fee	261.50

	(per hour) – DC officer /advisors		
	Disbursements	New fee	Variable - based on actual cost
6.2.2 Development control and facilitation	Resource Consent Fees		
	Initial application fee s226	835.00	1,043.50
	Pre-application meetings: planner / expert / compliance officer (charge per hour).	209.00	261.50
	Non-notified resource consent: land use	2,221.00	2,776.50
	Application Fees - Boundary activities - deposit fee	626.00	782.50
	Application Fees - Marginal or temporary activities	418.00	522.50
	Application Fees - Other Approvals - Existing use certificate (s139A)	1,400.00	1,750.00
	Non-notified resource consent: subdivision	2,691.00	3,364.00
	Non-notified resource consent: subdivision and land use	3,633.00	4,541.50
	Limited notified resource consent: subdivision and/ or land use	11,303.00	14,129.00
	Fully notified resource consent: subdivision and/ or land use and Notice of Requirements	21,528.00	26,910.00

	All other approvals including: - Non-notified consent application for earthworks only; - Outline plan approval; - Certificate of Compliance; - Extension of time (s125); - Change or cancellation of conditions (s127); - Consents notices (s221); - Amalgamations (s241); - Easements (s243), Right of Way or similar - up to 6 hrs planner / advisor, 1 hr admin, $55 disbursements	1,400.00	1,750.00
	Outline Plan waiver	404.00	505.00
	Certificates: Town Planning, Sale of Liquor, Overseas Investments, LMVD (~~include up to 2 hrs planner / advisor, 1 hr admin)~~	286.00	357.50
	Premium applications - non-notified consents only, issued within five working days (conditions apply, and applications will only be accepted on a	3 x normal fee	3 x normal fee

	case-by-case basis).		
	Premium applications - non-notified consents only, issued within ten working days (conditions apply, and applications will only be accepted on a case-by-case basis).	2 x normal fee	2 x normal fee
	Additional Charges		
	Cost of all disbursements i.e.: venue hire, photocopying, catering, postage, public notification	Variable - based on actual cost	Variable - based on actual cost
	Specialist consultant report (including consultant planners)	Variable - based on actual cost	Variable - based on actual cost
	Independent Commissioners	Variable - based on actual cost	Variable - based on actual cost
	- All consents: additional processing hours (per hour) - planner/advisor / compliance officer	209.00	261.50
	- All consents: additional processing hours (per hour) - planner/advisor / compliance officer	209.00	261.50
	- All consents: additional processing hours (per hour) - administrative officer	122.00	152.50
	Bylaw Application		
	Applications relating to signs	1,211.00	1,514.00

	(e.g. Commercial Sex Premises) up to six hours		
	Compliance Monitoring		
	Monitoring Administration of Resource Consents: subdivision or land use - minimum of one hour then based on actual time after that.	209.00	261.50
	Cost of disbursements, e.g. materials, consultant investigations	Variable - based on actual cost	Variable - based on actual cost
	Additional hours (per hour):		
	- planner / expert / compliance officer	209.00	261.50
	- administrative officer	122.00	152.50
	Subdivision Certification		
	Below are deposit ~~minimum~~ fees. Charges will be based on actual time if over and above that at the following hourly rate	209.00	261.50
	Stage certification: each stage for s223, s224(f), s226 etc	418.00	522.50
	Combination of two or more Stage certifications: s223, s224(f), s226 etc	1,211.00	1,514.00
	Certification s224	1,211.00	1,514.00
	All other RMA, Building Act, Unit	418.00	522.50

	Titles Act and LGA certificates, legal documents etc - up to two hours (disbursements charged separately)		
	Bonds: each stage of preparation or release - up to 2 hrs	418.00	522.50
7.1.10 Charged up Capital	EV chargers - charge per kwh	-	25c /per kwh
	EV chargers - charge per minute	-	15c per minute
7.1.6 Network-wide control and Management	Standard Processing (CAR)	75.00	272.00
	Extra Processing - Major Works (CAR)	95.00	785.00
	Extra Processing - Project Works (CAR)	95.00	1,350.00
	Extra Processing - Preliminary CARs	95.00	725.00
	Extra Processing - Global CARs	95.00	1,350.00
	Overdue Penalty (CAR)	40.00	65.00
	Inspection (may apply to each 20m length) (CAR)	100.00	0.00
	Re-inspection (may apply to each 20m length) (CAR)	120.00	0.00
	Call out inspection (CAR/TMC)	150.00	385.00
	Late notice (CAR)	440.00	440.00
	Further delay (CAR)	35.00	65.00
	Texturising (per m²) (CAR)	8.50	8.70
	Road User Licence	100.00	130.00

	Processing (TMC)	95.00	0.00
	Extra processing (TMC)	95.00	0.00
	Inspection (TMC)	100.00	0.00
	Non-conformance inspections (TMC)	0.00	260.00
	Re-inspection (TMC)	0.00	130.00
7.2.1 Parking	Tory St Carpark - Earlybird	16.00	18.00
	Tory St Carpark - Nights & Weekends Max	8.00	10.00
	Tory St Carpark - Monthly Reserved	369.00	399.00
	Tory St Carpark - Monthly Unreserved	300.00	330.00
	Clifton - Daily Rate	20.00	24.00
	Remove $3 & $4 parks	$3 - $4	5.00
	Introduce paid carparks in key suburbs (Tawa)	0.00	5.00
	Introduce paid carparks in key suburbs (Newlands)	0.00	5.00
	Introduce paid carparks in key suburbs (Island Bay)	0.00	5.00
	Introduce paid carparks in key suburbs (Johnsonville)	0.00	5.00
	Introduce paid carparks in key suburbs (Coupon spaces to metering)	0.00	5.00
	Introduce paid carparks in key suburbs (Kilbirnie)	0.00	5.00
	Introduce rates to motorbikes	0.00	2.50

Rates remission policy

INTRODUCTION

In accordance with section 85 of the Local Government (Rating) Act, 2002:

i. A local authority may remit all or part of the rates on a rating unit (including penalties for unpaid rates) if –
   a. the local authority has adopted a remissions policy under section 109 of the Local Government Act 2002, and
   b. the local authority is satisfied that the conditions and criteria in the policy are met.

ii. The local authority must give notice to the ratepayer identifying the remitted rates.

CIRCUMSTANCES WHERE A REMISSION MAY APPLY

RURAL OPEN SPACE REMISSION

OBJECTIVE

The council recognises that some rural land used for farming and/or conservation purposes has a valuation in excess of its economic use, and the rates set are a disincentive to the continued use of the land in its current form. The purpose of this remission is to alleviate financial barriers to the continued use of rural properties for farming and conservation purposes.

CONDITIONS AND CRITERIA

The council may grant a 50 percent remission of the base general rate on land classified as rural under the Councils District Plan, where the rating unit is principally used for farming and conservations purposes.

Principally used for farming and conservation purposes means that more than 50% of the rating unit is used for conservation, agriculture, horticulture, pastoral or silviculture purposes, or for the keeping of bees, poultry or other livestock excluding commercial dog kennels or catteries.

Note that this definition does not include commercial dog kennels or catteries. Furthermore, the remission only applies where the rating unit (or property) exceeds 30 hectares in area.

REMISSIONS ON LAND USED PRINCIPALLY FOR GAMES OR SPORT

OBJECTIVE

The objective of this remission is to reduce the financial impact of rates on land used principally for games or sports, that is occupied by clubs that hold a club licence, and which no longer qualifies as 50 percent non-rateable.

CONDITIONS AND CRITERIA

The council may grant a 50 percent remission of the base general rate under this policy where the rating unit is owned or used by a society or club:

i. has a club licence under the Sale and Supply of Alcohol Act 2012; and
ii. would otherwise qualify as 50 percent non-rateable under Part 2, Schedule 1, of the Local Government (Rating) Act 2002; and
iii. the property is rated at the Base differential.

REMISSION OF METERED WATER RATES

OBJECTIVE

The objective of this remission is to provide rates relief where a water leak has been detected on the ratepayer's property with a water meter, and prompt remedial action to repair the leak has been undertaken. The ratepayer remains responsible for water leaks, the pipes and the usage of water on their property in accordance with the Water Services Bylaw.

CONDITIONS AND CRITERIA

A remission of the water targeted rate (for properties with a meter) may be granted for excess water consumption where the leak is the rate payer's responsibility (beyond the point of supply). Excess water consumption will be calculated as the difference between actual metered usage on the latest reading and the average daily metered usage over the last four readings prior to the leak. The full water rate will be charged on the average daily usage over the last four readings and the excess water consumption (as calculated above) will be charged at the current Greater Wellington Regional Council bulk water rate. Where sufficient information is not available on historic readings, excess water consumption will be calculated as the difference between the latest reading prior to the fault being remedied, and the average daily metered usage over the last three-monthly readings after the fault is remedied. This remission should only be applied for if:

i. the leak occurred on a metered water property; and
ii. excess water consumption has occurred through a broken or leaking pipe; and
iii. evidence is provided that the fault has been remedied within a reasonable time period and prior to the application for a remission.

In the event of a recurrence of a water leak, Council would require the ratepayer to get a condition assessment of the pipes on the property prior to any decisions to remit a subsequent remission.

REMISSION OF TARGETED RATES ON PROPERTY UNDER DEVELOPMENT OR EARTHQUAKE STRENGTHENING

OBJECTIVE

The objective of this remission is to provide rates relief to properties undergoing development or earthquake strengthening while those properties are temporarily not fit for purpose and therefore not receiving the benefits derived by contributing to the sector or downtown targeted rates.

CONDITIONS AND CRITERIA

The Council may remit part or all of the commercial sector targeted rate, Business Improvement District targeted rate and downtown targeted rate on land classified under the Council's commercial, industrial and business differential as defined within our Funding Impact Statement Rating Mechanisms, where the property is deemed to be 'not fit for purpose' due to the property being under development or due to the existing building being earthquake strengthened.

The Council may remit part or all of the Base sector targeted rate on land classified under the Council's *Base differential* (including residential) as defined within our Funding Impact Statement Rating Mechanisms, where the property is deemed to be 'not fit for purpose' due to the property being under development or due to the existing building being earthquake strengthened.

'Not fit for purpose' is defined in this policy as where:

i. the property (rating unit), or an identifiable part of the property, will not hold sufficient consents to permit occupation; and
ii. the property (rating unit), or an identifiable part of the property, will not be used for any purpose, apart from the construction of buildings, premises or associated works, or earthquake strengthening works; and
iii. the property (rating unit), or an identifiable part of the property, will not generate any revenue stream.
iv. the remission will be granted on a pro-rata basis for the identifiable part of the property to which the above criteria (i – iii) apply, for the purpose of the remission this will be calculated based on the portion of the total floor area of the rating unit which is deemed 'not fit for purpose'.

The above criteria apply to, and must be met by, an entire rating unit as identified in the Council's rating information database (RID), or a clearly identifiable portion of the rating unit, and apply only for the period the building is not 'fit for purpose'.

REMISSION OF GENERAL RATES ON PROPERTY UNDER EARTHQUAKE STRENGTHENING

OBJECTIVE

The objective of this remission is to provide upfront rates relief for ratepayers that take positive action to address the structural safety of their earthquake-prone buildings.

CONDITIONS AND CRITERIA

The Council may postpone and subsequently remit rates after development, for earthquake-prone buildings falling under either of the following 2 categories:

i. Residential buildings that have body corporates; or
ii. One- or two-story commercial/ mixed use buildings

This policy does not apply to any demolition, strengthening or rebuilding for which building consents were issued prior to this policy being adopted.

A full postponement of general rates will be granted for up to three years prior to the period in which the seismic strengthening is undertaken. The application must include documentation which gives evidence of a) either the proposed strengthening work and the time envisaged for that work to be done, including milestones to be achieved, b) or the proposed demolition and rebuilding and the time envisaged for that work to be done. Application for this remission must be made no later than three months before the intended strengthening and demolition and must be supported by a Statutory declaration.

After completion of the seismic strengthening work, the postponed rates will be remitted. If the development work or strengthening is not completed, then the remission would not apply, and the rates postponement would come to an end (i.e., the postponed rates would be payable).

Furthermore, Council may at its absolute discretion wave the following fees for properties falling into one of the two categories above:

- Building consent fees
- Resource consent pre-app meeting
- Free corridor access requests

REMISSION OF RATES FOR BUILDINGS REMOVED FROM THE EARTHQUAKE PRONE BUILDINGS LIST

OBJECTIVE

The objective of this remission is to minimise the rates impact of valuation increases arising for ratepayers who have taken positive action to address the structural safety of their earthquake-prone buildings

CONDITIONS AND CRITERIA

The ratepayer may qualify for this remission for a period of rating years after the removal of the building from the Earthquake Prone Building list[1], or up until the building is sold (whichever comes first). A remission of rates may apply under the following conditions and criteria:

i. the building must have been on the Earthquake Prone Buildings list;
ii. the ratepayer must have taken action to remove their building from this list either through seismic strengthening or building removal;
iii. the remission must be applied for within 12 months of the building being removed from the Earthquake Prone Buildings list (by issuance of a code of compliance for work performed) and will relate to the following specified number of rating years only (the ratepayer does not need to re-apply in subsequent years). The terms of remission that apply are as follows:

    a. for all buildings (not applicable to the heritage remissions below) that are removed from the earthquake prone list, the ratepayer may apply for this remission for a total period of 3 years; or

    b. for all buildings removed from the Earthquake Prone Building List that are listed on the Wellington City District Plan Heritage List, the ratepayer may apply for this remission for a total period of 5 years after the removal of the building from the Earthquake Prone Building List.

    c. A remission period of 10 years for all buildings as per (b) and are identified by Heritage New Zealand as Category I on the New Zealand Heritage list; or

[1] As maintained by Ministry of Business, Innovation & Employment

d. a remission period of 8 years for all buildings as per (b) and are identified by Heritage New Zealand as Category II on the New Zealand Heritage list

iv. the remission will not be available retrospectively for buildings already removed from the Earthquake Prone Building List prior to this policy being implemented.

v. The remission is only available to a ratepayer who has taken action to remedy their building. It will not be available to a third-party purchaser of the building even if a sale took place within the remission period applicable to that building being removed from the Earthquake Prone Buildings list.

vi. for earthquake prone buildings that have been removed from the site, evidence must be provided to Council of the building removal and the building must have been removed from the Earthquake Prone Building List

The ratepayer must apply for this remission within 12 months of the removal of the building from the earthquake prone building list (by issuance of a code of compliance for work performed).

For earthquake-prone buildings that have been seismically strengthened to > 33 percent NBS the following will apply:

a. the remission application will be accepted after the code of compliance has been issued for the building following completion of the seismic strengthening project.

b. the remission shall equate to the rates (general rate, downtown targeted rate, commercial industrial and business sector or base sector targeted rates, stormwater network and sewerage rates) payable due to any rating valuation uplift that may arise from seismic strengthening works; if there has been no rating valuation uplift on the property as a result of seismic strengthening work then no remission will apply.

The valuation uplift from seismic strengthening works will be calculated as:

<table>
<tr><td rowspan="2">(</td><td rowspan="2">Final value of property inclusive of improvement uplift</td><td rowspan="2">-</td><td rowspan="2">Initial value of property prior to improvement uplift</td><td rowspan="2">)</td><td rowspan="2">x</td><td>Initial floorspace prior to improvement (m2)</td></tr>
<tr><td>Final floor space post improvement (m2)</td></tr>
</table>

The valuation uplift amount that has been calculated using the above methodology will be used to calculate the rates remission for the duration of the remission. The valuation uplift amount will not be re-calculated to take into account any future changes to the building’s valuation post the first valuation assessment carried out after removal from the Earthquake Prone Building List (by issuance of a code of compliance). For clarity, changes in land value are excluded from the above calculations and any remission calculation.

For earthquake prone buildings that have been removed from the site the following will apply:

a. the remission application will be accepted after evidence of the building removal has been provided to Council and the building has been removed from the earthquake prone building list; and
b. the remission will be calculated as 10 percent of the rates (general rate, downtown targeted rate, commercial industrial and business sector or base sector targeted rates, stormwater network and sewerage rates) payable on the property, on the valuation post removal of the earthquake-prone building from the site, for each of the three years following the acceptance of the remission application.

This remission may be applied for at any time during the year. If approved by Council, the remission will take effect either from the next rating year (1 July) or will be backdated to take effect from the start of the current rating year at the nomination of the ratepayer and agreement of Council officers. The remission will cease after the specified number of years from the agreed effective start date, or up until the building is sold (whichever comes first).

REMISSION FOR NATURAL DISASTERS AND EMERGENCIES

OBJECTIVE

The objective of this remission policy is to provide a measure of rates relief where a natural disaster or other type of emergency affects one or more rating units' capacity to be inhabited, used or otherwise occupied for an extended period of time.

CONDITIONS AND CRITERIA

Council may remit all or part of any rate or charge assessed in relation to a particular rating unit where:

i. a natural disaster or other type of emergency has affected its capacity to be inhabited, used or otherwise occupied for an extended period of time.
ii. Council considers it fair to do so and has identified the individual event causing a disaster or emergency through Council resolution.
iii. it meets any further guidance provided by Council as to how Council will implement the above criteria for the particular event, depending on the nature and severity of the event and available funding at the time.

SPECIAL CIRCUMSTANCES REMISSION

OBJECTIVE

To provide for the possibility of a rates remission in circumstances that have not been specifically addressed in other parts of the Council's Rates Remission and Postponement Policies.

CONDITIONS AND CRITERIA

The Council may remit part, or all of the rates assessed in relation to a particular rating unit where:

i. the rates on that rating unit are disproportionate to those assessed in respect of comparable rating units; or

ii. the rating policy is determined by the Council to unfairly disadvantage an individual ratepayer.

The approval of the remission does not set a precedent that application of the usual rates unfairly disadvantages other ratepayers.

REMISSION FOR LOW INCOME RATEPAYERS

OBJECTIVE

The objective of this remission is to provide relief to those low-income households who have been approved for the New Zealand Government rates rebate.

CONDITIONS AND CRITERIA

The Council may provide additional assistance up to a maximum value of $700 (GST inclusive) to ratepayers who have been approved for the New Zealand Government rates rebate. The following further conditions & criteria apply:

I. The ratepayer must be a natural person.
II. The applicant must be the owner of the rating unit, must reside at the property and the property must be in the base differential rating category.
III. This remission does not cover Companies, Trusts and any other legal structures even if they do qualify for the Government Rebate.
IV. Greater Wellington Regional Council rates will still apply.

REMISSION FOR VACANT LAND & DERELICT BUILDINGS

OBJECTIVE

The objective of this remission is to provide relief for vacant inner-city land that pays the vacant land / derelict land differential on the value-based general rate, where that land contributes to central city amenity, or where Council's actions or inactions have caused a delay in development.

CONDITIONS AND CRITERIA

Rates may be remitted where that land pays the vacant land differential on the value-based general rate. The amount of rates remitted is at Council's discretion, but may be up to the amount that restores the land to the same rating position it would have been in if the vacant land differential was not applied to the land. Land qualifies for this remission if it is being "activated" and will be assessed at the sole discretion of Council.

Activation refers to the process of identifying unused or underutilized spaces and proposing new uses for them.

The goal of activation is to transform unused spaces into potential spaces that can benefit the community, while enhancing the economic and streetscape vitality of a downtown area. It is a critical part of efforts to revitalise central city areas and often involves community participation and collaboration. This could involve setting up pop-up shops, pocket parks, community activities, creating art installations, or other initiatives that improve the collective well-being and quality of life of the community.

Council will grant this remission based on the circumstances of the land as at the beginning of the rating year.

Rates may also be remitted where Council considers that Council's actions or inactions have caused a delay in processing a building or resource consent relating to that land, and where Council considers that, if it had processed the consents in accordance with statutory timeframes, it is reasonable to expect that the landowner could have avoided being assessed for the City Vacant differential.

APPLYING FOR A RATES REMISSION

All applications must be in writing and set out the reasons for the request using the Wellington City Council 'Application for Remission' form.

Each remission application is applicable to a single rating year, except the Remission of Rates for Buildings Removed from the Earthquake Prone Buildings List, which may apply to multiple rating years.

Applications must be received prior to the commencement of the rating year the remission is being applied for (1 July), with the exception of the following remission applications which may be received after the start of a rating year:

i. the Special Circumstances Remission
ii. the Metered Water Rates Remission
iii. the Remission of Rates for Buildings removed from the Earthquake Prone Buildings List
iv. Remission of targeted rates on property under development or earthquake strengthening

No applications will be backdated beyond the current rating year.

All applications for a remission on a rating unit that has previously received a remission or remissions, must be re-submitted annually for consideration of further remissions prior to the commencement of the rating year (1 July), with the exception of the Remission of Rates for Buildings removed from the Earthquake Prone Buildings List.

The determination of eligibility and approval of any remission is at the absolute discretion of Wellington City Council. If Council is satisfied that the relevant criteria in the policy are met, it will give the applicant ratepayer notice of the remitted rates.

Applications made for a remission will be considered on their own merits on a case-by-case basis. Any previous decisions of the Council do not create a precedent. Approval of a remission does not set a precedent that application of the usual rates unfairly disadvantages other ratepayers.

Rates penalty remission

OBJECTIVE

To enable the Council to act fairly and reasonably when rates have not been received by the due date and a penalty has been applied.

CONDITIONS AND CRITERIA

Upon receipt of an application from the ratepayer, or as identified by the Council, the Council may remit all or part of a penalty where it considers that it is fair and equitable to do so.

Matters that will be taken into consideration by the Council include the following:

i. this is the first time a penalty is applied during a prior three-year period and either:
   a) the payment of the full amount of rates due is made within 14 days of due date; or
   b) the ratepayer enters into a suitable agreement with the Council for the payment of rates within a reasonable timeframe; or
ii. there was an extraordinary event leading to the late payment of the instalment and either:
   a) the payment of the full amount of rates due is made within 14 days of due date; or
   b) the ratepayer enters into a suitable agreement with the Council for the payment of rates within a reasonable timeframe; or
iii. the ratepayer has agreed to pay future rates by direct debit.

The Council reserves the right to impose conditions on the remission of penalties.

APPLYING FOR A RATES PENALTY REMISSION

A Rates Penalty Remission application must be in writing, setting out the reasons for the request with enough information and proof for officers to evaluate the request. No special remission form is required. The written request will be accepted by post, fax or email (rates@wcc.govt.nz).

NON - RATEABLE LAND

In addition to rates remissions, some types of property are not rateable or are partly non-rateable under Schedule 1 or Schedule 2 of the Local Government Rating Act (2002). For details of non-rateable property uses refer to this legislation and the Council's website.

REMISSION OF RATES ON MAORI LAND

The Council is required to adopt a policy on the remission and postponement of rates for Māori freehold land under Sections 102, 108 and Schedule 11 of the Local Government Act 2002. Section 102(3A) states that the policy must also support the principles set out in the Preamble to the Te Ture Whenua Māori Act 1993.

The Council may also adopt a policy on the remission and postponement of rates for other land, including land in Māori ownership which is not Māori freehold land, under Sections 102, 109 and 110 of the Local Government Act 2002.

OBJECTIVE

The objective of our current policy is to 1) increase equity in rating by recognising certain conditions, features and ownerships structures on the use, development and sale of Māori land compared to other land, 2) support the connection of mana whenua and Māori to their traditional lands, resources and cultural values through relief from rates and 3) support the principles set out in the Preamble to Te Ture Whenua Māori Act 1993.

CONDITIONS AND CRITERIA

Wellington City Council may grant a remission of all or part of the rates (including penalties for unpaid rates) on eligible Māori land. Eligible land includes all forms of protected Māori land as defined in section 11 of the Infrastructure and Financing Act 2020.

This includes:

(a) Māori customary land
(b) land vested in the Māori Trustee that—
    i. is constituted as a Māori reserve by or under the Māori Reserved Land Act 1955; and
    ii. remains subject to that Act:
(c) land set apart as a Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993:
(d) any part of the common marine and coastal area in which customary marine title has, or protected customary rights have, been recognised under the Marine and Coastal Area (Takutai Moana) Act 2011
(e) land that forms part of a natural feature that has been declared under an Act to be a legal entity or person (including Te Urewera land within the meaning of section 7 of the Te Urewera Act 2014)
(f) Māori freehold land
(g) land held by a post-settlement governance entity if the land was acquired—
    i. as redress for the settlement of Treaty of Waitangi claims; or
    ii. by the exercise of rights under a Treaty settlement Act or Treaty settlement deed
(h) land held by or on behalf of an iwi or a hapū if the land was transferred from the Crown, a Crown body, or a local authority with the intention of returning the land to the holders of mana whenua over that land.

Further to land being eligible, the remission of rates will meet at least one of the following criteria:

• Support the use of the land by owners for traditional purposes
• Support the relationship of Mana Whenua and their culture and traditions with their ancestral land
• Avoid further alienation of Māori freehold land
• Facilitate any wish of the owners to develop the land for economic use
• Recognise the presence of wāhi tapu that may affect the use of the land for other purposes
• Recognise the importance of the land in providing economic and infrastructure support for marae and associated papakāinga housing.
• Recognise of the importance of the land for community goals relating to:
a. The preservation of the natural character of the coastal environment
b. The protection of outstanding natural features
c. The protection of significant indigenous vegetation and significant habitats of indigenous fauna
• Recognise the level of community services provided to the land and its occupiers

Applications for remission under this policy can be made by any owner in the case of collective ownership, must be made in writing and should be made prior to the commencement of the rating year. Applications made after the commencement of the rating year may be accepted at the discretion of Wellington City Council. No remissions are granted for a previous financial year.

Remissions will be granted for a period of 3 years, unless stated otherwise. Wellington City Council may reduce the period of remission during the period of the remission if it deems that the criteria for granting the remission are no longer met.

Applications should include the following information:

- Details of the rating unit or units involved.
- Documentation that shows that the land is eligible as detailed above.
- Supporting information to demonstrate that the remission will help achieve the criteria set out in the above section.

Wellington City Council has determined that this policy does not offer postponement of rates as it is inconsistent with the intent of this policy to support the retention of Māori land and reduce rates debts.

Rates Postponement Policy

2024-34 LONG TERM PLAN RATES POSTPONEMENT POLICY

Policy objective

To assist ratepayers experiencing extreme financial hardship that affects their ability to pay rates.

Conditions and criteria

For residential and other land rated at the Base differential:
The postponement of rates in cases of financial hardship is a last resort to assist residents who own their own home, after all other avenues to meet rates commitments have been exhausted.

The financial hardship must be caused by circumstances beyond the ratepayer's control. Criteria for the postponement of rates for residential ratepayers in cases of hardship are as follows:

i) the applicant is unable to pay their rates bill because of personal circumstances
ii) the applicant has made all reasonable efforts to find other means to pay their rates, including engaging with a free budgeting service (https://www.moneytalks.co.nz/budgeting-services/) who also recommends this is the only remaining course of action
iii) the applicant has no significant assets (other than their family home); and
iv) the applicant accepts a notice of charge being registered by the Council over the property.

Approval of rates postponement is for one year only.

The applicant must reapply annually for the continuation of a rates postponement using the Council's 'Application for Postponement' form.

Applicants will be provided with information that clearly sets out the long-term effect of postponing rates on their estate. Annually on 30 June a postponement fee will be added to the postponed rates (the postponement fee will be calculated based on the financial cost to the Council of the postponement, being the Council's average cost of borrowing for the period of the postponement).

For land rated at the vacant land / derelict land differential:
The postponement of rates in cases of financial hardship is a last resort to assist owners of vacant land (both natural persons and corporate), after all other avenues to meet rates commitments have been exhausted. Applications can be made annually for a maximum of 3 years;

The financial hardship must be caused by circumstances beyond the ratepayer's control. Criteria for the postponement of rates for residential ratepayers in cases of hardship are as follows:

i) the applicant is unable to pay their rates bill because of personal circumstances
ii) the applicant has made all reasonable efforts to find other means to pay their rates, including engaging with a free budgeting service (https://www.moneytalks.co.nz/budgeting-services/) who also recommends this is the only remaining course of action
iii) the applicant has no significant assets (other than the vacant land); and
iv) the applicant accepts a notice of charge being registered by the Council over the property.

Approval of rates postponement is for one year only.

The applicant must reapply annually for the continuation of a rates postponement using the Council's 'Application for Postponement' form.

Applicants will be provided with information that clearly sets out the long term effect of postponing rates on their estate. Annually on 30 June a postponement fee will be added to the postponed rates (the postponement fee will be calculated based on the financial cost to the Council of the postponement, being the Council's average cost of borrowing for the period of the postponement).

For land rated at the Commercial, Industrial and Business differential
The postponement of rates is a last resort to assist commercial, industrial and business ratepayers after all other avenues to meet rate commitments have been exhausted.

The financial hardship must be caused by circumstances outside the business' control.

Criteria for the postponement of rates for commercial, industrial and business ratepayers in cases of hardship are as follows:
i) the applicant is unable to pay their rates because of business circumstances,
ii) the applicant has tried all other avenues (including obtaining a loan from their bank) to fund their rates
iii) the net value of an applicant's interest in the relevant property (after the value of all mortgages on the property and the total value of the rates postponed) exceeds 10 percent of the market value of the property i.e., the Council will not postpone rates where, in the Council's reasonable opinion, there is a significant risk that the rates will not be paid at some time in the future; and
iv) the applicant accepts a notice of charge being registered by the Council over the property.

Approval of rates postponement is a one-off event. Rates postponed on commercial, industrial or business property must be paid in full by the start of the Council's next financial year (1 July).

On 30 June a postponement fee will be added to the postponed rates (the postponement fee will be calculated based on the financial cost to the Council of the postponement, being the Council's average cost of borrowing for the period of the postponement)

Rating policy

Rates fund local government activities. The purpose of the Rating Policy is:

- To clarify how properties are categorised for rating purposes.
- To provide guidance on how Council allocates its rates requirements across differing property categories.
- To provide information to ratepayers about their rates.
- To establish clarity, certainty, and stability in allocating rates.
- To assist in setting rates lawfully, meeting the requirements of the Local Government Act 2002 (LGA 2002), the Local Government (Rating) Act 2002 (LGRA 2002) and the Rating Valuation Act 1998 (RVA 1998).

The rating policy should be read in conjunction with the Revenue and Financing Policy, the Funding Impact Statement, the Rates Resolution and Rates Remission and Postponement Policies.

Rating Units & Property Values

Rating Units

The unit of liability for rates is referred to as the rating unit. It is based on the concept of property ownership and generally one certificate of title is equal to one rating unit.

How properties are rated is determined by Council but the tools available to Council about how properties can be rated is set out in the LGRA 2002. This includes the kinds of rates that can be set and how they can be set. Rating units can be divided and rated separately at Council's discretion. This will occur where it is clearly identified that each part of a rating unit has a different property category.

Property Values

Property Value Values used for rating are determined by the RVA 2008 and are reviewed once every three years or if there is a significant change in a rating unit. Council is provided with three values: The land value, the improvement value and the sum of these being the capital value.

General Rates & Differential Rating Categories

General Rates

General rates are set under section 13 of the Act on all rateable rating units in the City of Wellington. The Council has set a general rate based on the capital value of each rating unit within the city.

The general rate is set on a differential basis, based on the use to which the land is put and/or the zoning. All rating units (or part thereof) will be classified for the purposes of general rates within one of the following differential rating categories.

Differentials

Differentials are a tool used to alter the incidence of rates. Differentials are used for the general rate. The value-based general rate is set on capital value and on a differential basis. Total rates revenue collected from the general rate for each rating category are detailed in the Funding Impact Statement.

There are three differential rating categories. These are as follows:

Base Differential

The Base differential rating category shall be applied to the following rating units:

a. Separately rateable land used for one or more household units; excluding those properties that provide short stay (28 days or less) commercial accommodation for which a tariff is charged.
b. Vacant land and derelict buildings, not subject to the vacant land / derelict buildings differential, zoned residential.
c. Land used as farmland and lifestyle blocks which is included in the rural activity area in the District Plan.
   Farmland is defined as land used exclusively or principally for agricultural, horticultural, pastoral, or silvicultural purposes, or for the keeping of bees or poultry or other livestock but excluding commercial dog kennels or catteries.
d. Separately rateable land occupied by a charitable organisation which is deemed by the Council to be used exclusively or principally for sporting, recreation, or community purposes and that does not generate any private pecuniary benefit.

Commercial, Industrial and Business Differential

The Commercial, Industrial and Business differential rating category shall be applied to the following rating units:

e. Separately rateable land used for a commercial or industrial purpose.
f. Vacant land, not subject to the vacant land differential, zoned commercial, industrial or business.
g. Land used for offices, administrative and/or associated functions.
h. Land used for commercial accommodation for which a tariff is charged and where the principal purpose is the provision of short stay (28 days or less) accommodation.
i. Business-related premises used principally for private pecuniary benefit.
j. Any rating unit not otherwise categorised within the Base Differential.

Vacant Land / Derelict Building Differential

Vacant land / derelict buildings *means land with an area of not less than 40m^2 in the Downtown area (as defined for the purposes of the Downtown Targeted Rate) which is either vacant or which contains a building or other improvements which are derelict, and includes:*

Land which is undeveloped and is not under active development;

a. Land which has no active or consented use (land will be treated as having a consented use if there is a current approved resource consent for development on it);
b. Land which comprises a building or other improvements which:
   (i) are unoccupied and/or in a poor state of repair because they have not been lived in or used for a substantial period of time;
   (ii) have been determined to be dangerous, affected, or insanitary for the purposes of Part 6 of the Building Act 2004, or earthquake prone for the purposes of Part 6A of the Building Act 2004.

Note: a building will not be treated as derelict if there is a current approved building consent for development or demolition of the building [and work has commenced, or progress towards commencing work can be demonstrated to the Council].

Differential Rating Category Conditions

- The differential apportionment for the Commercial, Industrial and Business differential is 3.7 times the rate per dollar of capital value payable by those properties incorporated under the Base differential.
- The differential apportionment for the Vacant land differential is 4.5 times the rate per dollar of capital value payable by those properties incorporated under the Base differential.
- The differential apportionment for the Derelict land differential is 4.5 times the rate per dollar of capital value payable by those properties incorporated under the Base differential.
- Where a rating unit has more than one land use the rating unit may be 'divided' so that each part may be differentially rated based on the land use of each part.

  A rating unit will be differentially rated where a division of the rating unit is established, based on the use to which the land is put and/or the zoning. A division will be established where:

  - a rating unit has a value of greater than $1,500,000 or
  - the minority use(s) account for more than 30 percent of the total capital value of the rating unit

  If neither of these criteria are met no division will take place, and the rating category will be established on the primary use of the rating unit.
- In any other case, the general rate differential is determined by principal use.
- In regard to the rates attributable to a rating unit during the transition period between two differential rating categories, a ratepayer may apply for a change in rating category at any time between the lodgement of a building consent application with the Council (on the condition that the principal prior use has ended) and the earlier of either:

  a) The time at which the Council gives final approval of the completed works, or
  b) The property is deemed (by the Council) to be available for its intended use.
- In situations where the change in land use does not require a Council consent, but warrants a change in differential rating category, the onus is on the ratepayer to inform the Council prior to the property being utilised under the new use.
- The differential rating category of all rating units must be set prior to the commencement of a rating year and will remain in place for that entire rating year. Any change in circumstances that results in a change of differential rating category during a rating year will apply from 1 July of the following rating year.
- Any property eligible for mandatory 50 percent non-rateability under Part 2, Schedule 1, of the Act, will be first classified under the appropriate general rate differential classifications and the non-rateability applied to that rate.

Uniform Annual General Charge

The Council does not assess a uniform annual general charge.

NON-RATEABLE LAND

Fully Non-Rateable

Any land referred to in Part 1, Schedule 1 of the Act is non-rateable with the exception of targeted rates solely for sewerage and water where the service is provided.

50 Percent Non-Rateable

All land referred to in Part 2, Schedule 1 of the Act is 50 percent non-rateable in respect of the rates that apply, with the exception of targeted rates for sewerage and water for which the land is fully rateable if the service is provided.

Targeted Rates

Targeted rates are set under section 16, 17, 18 and 19, and schedules 2 and 3 of the Act. The Council has not adopted any lump sum contribution schemes under part 4A of the Act in respect of its targeted rates and will not accept lump sum contributions in respect of any targeted rate.

The differential rating categories described above are unitised and referred to in a number of targeted rates.

Sewerage Targeted Rate

Targeted sewerage rates are to be apportioned 60 percent:40 percent of rates between properties incorporated under the Base differential and the Commercial, Industrial and Business differential in accordance with the Revenue and Financing Policy.

This rate is set to pay for the cost of the provision and maintenance of the sewage collection and disposal network, and sewage treatment facilities for the city. This rate is assessed on all rating units connected to the public sewerage drain.

For the purposes of these rates, the sewage collection and disposal and treatment service is treated as being provided to a rating unit if the rating unit is connected to a public sewerage drain (either directly or indirectly), irrespective of whether the property is considered fully rateable or is mandatory non-rateable or 50 percent non-rateable under Schedule 1 of the Act.

Sewerage targeted rate is calculated as follows:

For rating units incorporated in the Commercial, Industrial and Business differential rating category:

A rate per dollar of capital value on all rating units connected to a public sewerage drain, to collect 40 percent of the required rates funding, after having deducted the total dollar amount budgeted to be collected through Trade Waste Charges (excluding consent fees).

For rating units incorporated in the Base differential rating category:

A fixed amount per annum per rating unit, plus a rate per dollar of capital value on all rating units connected to a public sewerage drain, to collect 60 percent of the required rate funding.

Water Targeted Rate

A targeted rate for water is to be apportioned with the aim of achieving a 60 percent: 40 percent split between properties incorporated under the Base differential rating category and the Commercial, Industrial and Business differential rating category in accordance with the Revenue and Financing Policy.

This rate is set to pay for the provision and maintenance of water collection and treatment facilities, the water distribution network and water conservation for the city. This rate is assessed on all rating units connected to the public water supply.

For the purposes of these rates, the water service is treated as being provided to a rating unit if the rating unit is connected to the public water supply (either directly or indirectly), irrespective of whether the property is considered fully rateable or is mandatorily non-rateable or 50 percent non-rateable under Schedule 1of the LGRA 2002.Water targeted rate is calculated as follows:

For rating units incorporated in the Commercial, Industrial and Business differential rating category, either:

a) A consumption unit rate per cubic metre of water used for all rating units connected to the public water supply with a water meter installed, plus a fixed amount per annum per rating unit; or
b) A rate per dollar of capital value on all rating units connected to the public water supply, without a water meter installed.

The 40% of costs funded through the Commercial sector is drawn from a targeted rate primarily through a consumption charge per cubic metre of water consumed. The balance of commercial properties without a water meter, pay their share of the targeted rate through a rate per dollar of capital value. *The* fixed amount reflects the fixed cost component of funding these activities.

For rating units rated incorporated in the Base differential rating category, either:

a) A consumption unit rate per cubic metre of water used for all rating units connected to the public water supply with a water meter installed, plus a fixed amount per annum per rating unit; or
b) A fixed amount per annum per rating unit, plus a rate per dollar of capital value on all rating units connected to the public water supply without a water meter installed.

The 60% residential share is funded through a targeted rate. The majority of properties (those that do not have a water meter) are charged a fixed amount, to reflect the fixed cost component of funding these activities, with the balance of the sector share funded through a rate per dollar of capital value. Those properties that have elected to have a water meter contribute to the targeted rate through a consumption charge.

Stormwater Targeted Rate

A targeted stormwater rate is to be apportioned 77.5 percent to the non-rural rating units incorporated under the Base differential and 22.5 percent to the non-rural rating units incorporated under the Commercial, Industrial and Business differential in accordance with the Revenue and Financing Policy.

This rate is set to pay for the provision and maintenance of the stormwater collection/disposal network for the city. Properties classified in the rural area in the Council's District Plan are excluded from the liability of this rate. Stormwater targeted rate is calculated as follows:

For the Commercial, Industrial and Business differential rating category:

A rate per dollar of rateable capital value to collect 22.5 percent of the required rates funding.

For the Base differential rating category:

A rate per dollar of rateable capital value to collect 77.5 percent of the required rates funding.

Base Sector Targeted Rate

This rate is set to pay for activities where the Council's Revenue and Financing Policy identifies that the benefit can be attributed to properties incorporated under the Base differential rating category.

This incorporates the following activities:

- 100 percent of the facilitation of cultural grants, facilitation of recreation partnerships and community advocacy activities.
- 95 percent of the provision of community centres and halls activities.

This rate is assessed on all properties incorporated in the Base differential rating category and is calculated on a rate per dollar of rateable capital value.

Commercial Sector Targeted Rate

This rate is set to pay for activities where the Council's Revenue and Financing Policy identifies that the benefit can be attributed to properties incorporated in the Commercial, Industrial and Business differential rating category.

This incorporates the following activity:

- Approximately 30 percent of the cost of the Wellington Regional Economic Development Agency (WREDA) and Venues. This is the equivalent of 100 percent funding of the events attraction and support activity within WREDA.

This rate is assessed on all properties incorporated in the Commercial, Industrial and Business differential rating category and is calculated on a rate per dollar of rateable capital value.

Waste collection targeted Rate

This rate is set to pay for our organics and rubbish collection using wheelie bins.

This rate is assessed on all properties incorporated in the base differential rating category, except for non-serviceable properties and calculated at a fixed amount per annum per rating unit.

While the service is primarily provided and limited to residential households, we will allow community facilities (e.g., clubs, marae) to opt in on a case-by case basis.

Downtown Targeted Rate

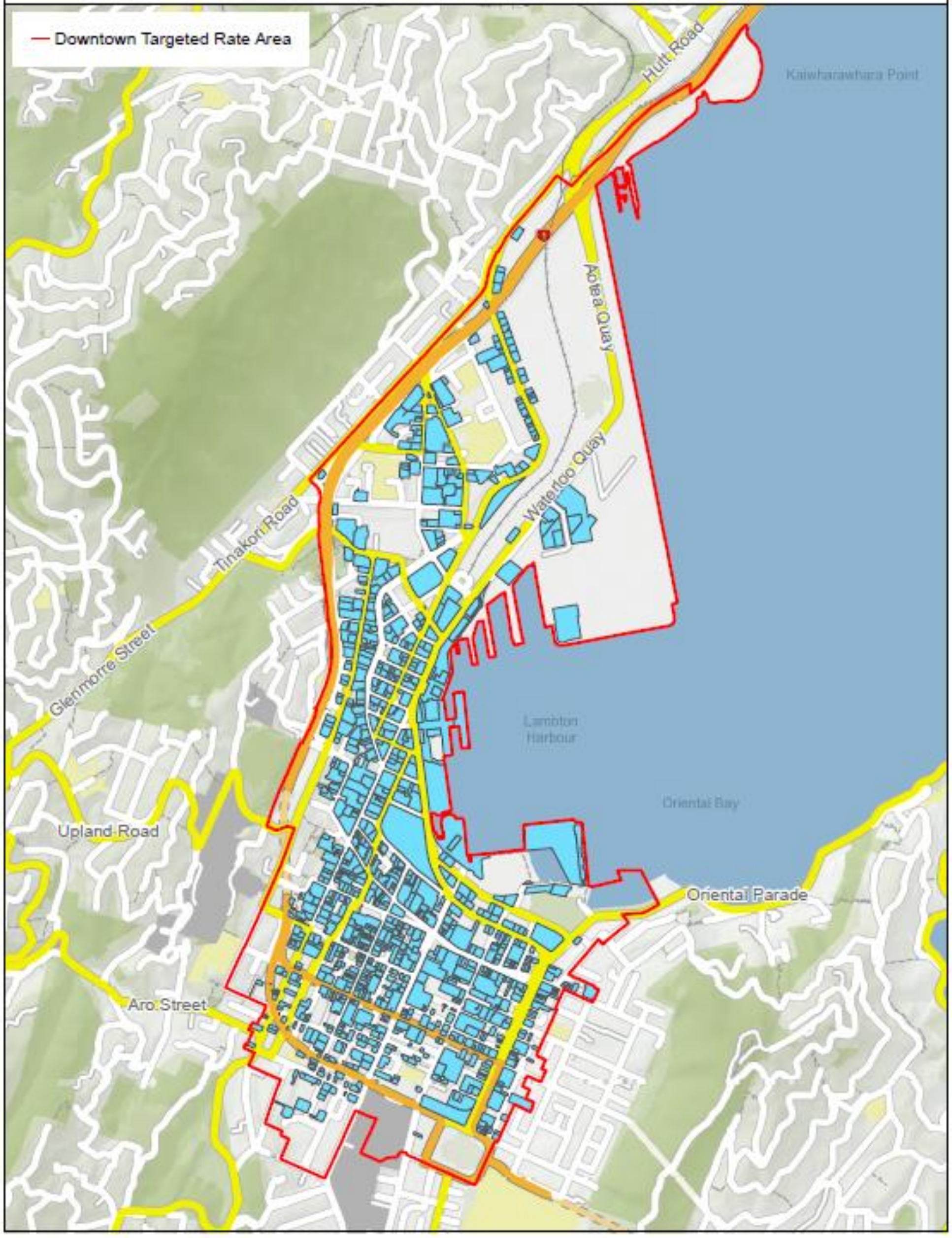
This rate is set to pay for tourism promotion.

This incorporates the following activities:

- 50 percent of the cost of the Wellington Regional Economic Development Agency (WREDA) and Venues activities
- 40 percent of the cost of the Wellington Convention Centre activity
- 70 percent of the visitor attractions activity
- 25 percent of galleries and museums activity.

This rate is assessed on all properties incorporated in the Commercial, Industrial and Business differential rating category in the downtown area and is calculated on a rate per dollar of rateable capital value. For the purposes of this rate, the downtown area refers to the area within the red boundary, as depicted on the following Downtown Targeted Rate map:

Downtown Targeted Rate



Tawa Driveways Targeted Rate

This rate is set to pay for the maintenance of a specified group of residential access driveways (properties with billing categories TW1, TW2 and TW3) in the suburb of Tawa, overseen by the Council.

This rate is assessed on a specific group of rating units that have shared access driveway that are maintained by Council.

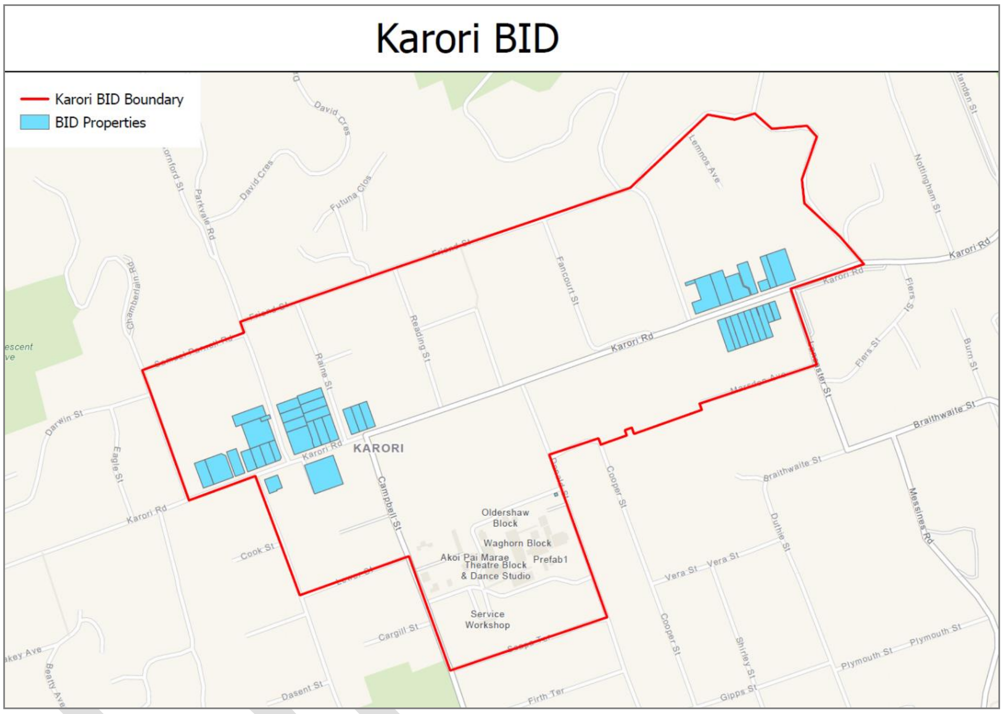
The rate is calculated at a fixed amount per annum per rating unit.

Karori Business Improvement District Targeted Rate

This rate is set by Council to fund the Business Improvement District activities of the Karori Business Association.

This rate is assessed on all rating units within the Karori Business Improvement District area (see map) which are subject to the Commercial, Industrial and Business differential rating category. Blue shaded properties subject to the BID are indicative only, as property use might change.

This rate is calculated as a rate per dollar of rateable capital value.



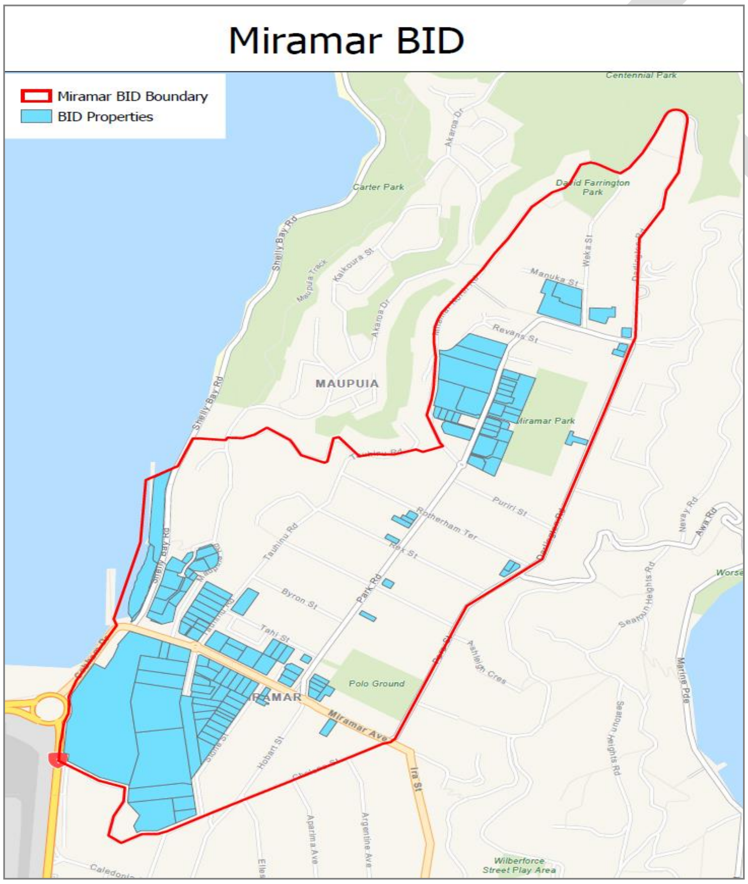
Miramar Business Improvement District Targeted Rate

This rate is set by Council to fund the Business Improvement District activities of Enterprise Miramar Peninsula Incorporated.

This rate is set is on all rating units within the Miramar Business Improvement District (see map) which are subject to the Commercial, Industrial and Business differential rating category. Blue shaded properties subject to the BID are indicative only, as property use might change.

This rate is calculated as a fixed amount per rating unit, plus a rate per dollar of rateable capital value. Setting the fixed and variable rates components is done in consultation with Enterprise Miramar Peninsula Incorporated.

for calculating the targeted rates are set out in our BID policy.

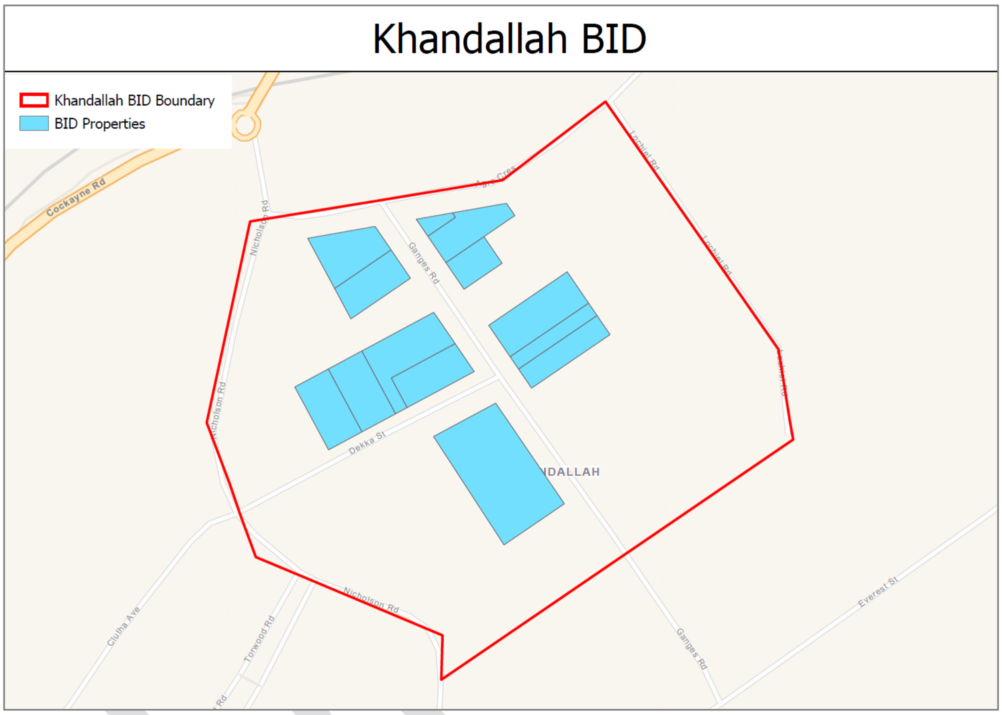


Khandallah Business Improvement District Targeted Rate

This rate is set by Council to fund the Business Improvement District activities of the Khandallah Village Business Association.

This rate is assessed on all rating units within the Khandallah Business Improvement District (see map) which are subject to the Commercial, Industrial and Business differential rating category. Blue shaded properties subject to the BID are indicative only, as property use might change.

This rate is calculated as a rate per dollar of rateable capital value.



Kilbirnie Business Improvement District Targeted Rate

This rate is set by Council to fund the Business Improvement District activities of the Kilbirnie Business Network.

This rate is set on all rating units within the Kilbirnie Business Improvement District (see map) which are subject to the Commercial, Industrial and Business differential rating category. Blue shaded properties subject to the BID are indicative only, as property use might change.

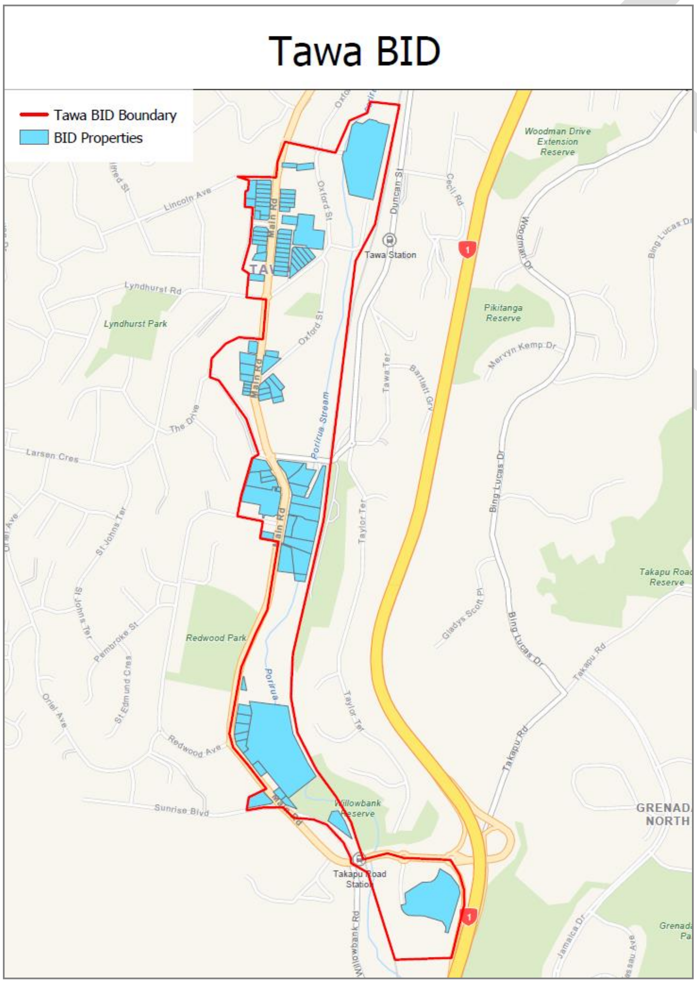
This rate is calculated as a fixed amount per rating unit, plus a rate per dollar of rateable capital value. Setting the fixed and variable rates components is done in consultation with the Kilbirnie Business Network.

Tawa Business Improvement District Targeted Rate

This rate is set by Council to fund the Business Improvement District activities of the Tawa Business Network.

This rate is assessed on all rating units within the Tawa Business Improvement District area (see map) which are subject to the Commercial, Industrial and Business differential rating category. Blue shaded properties subject to the BID are indicative only, as property use might change.

This rate is calculated as a fixed amount per rating unit, plus a rate per dollar of rateable capital value. Setting the fixed and variable rates components is done in consultation with the Tawa Business Network.

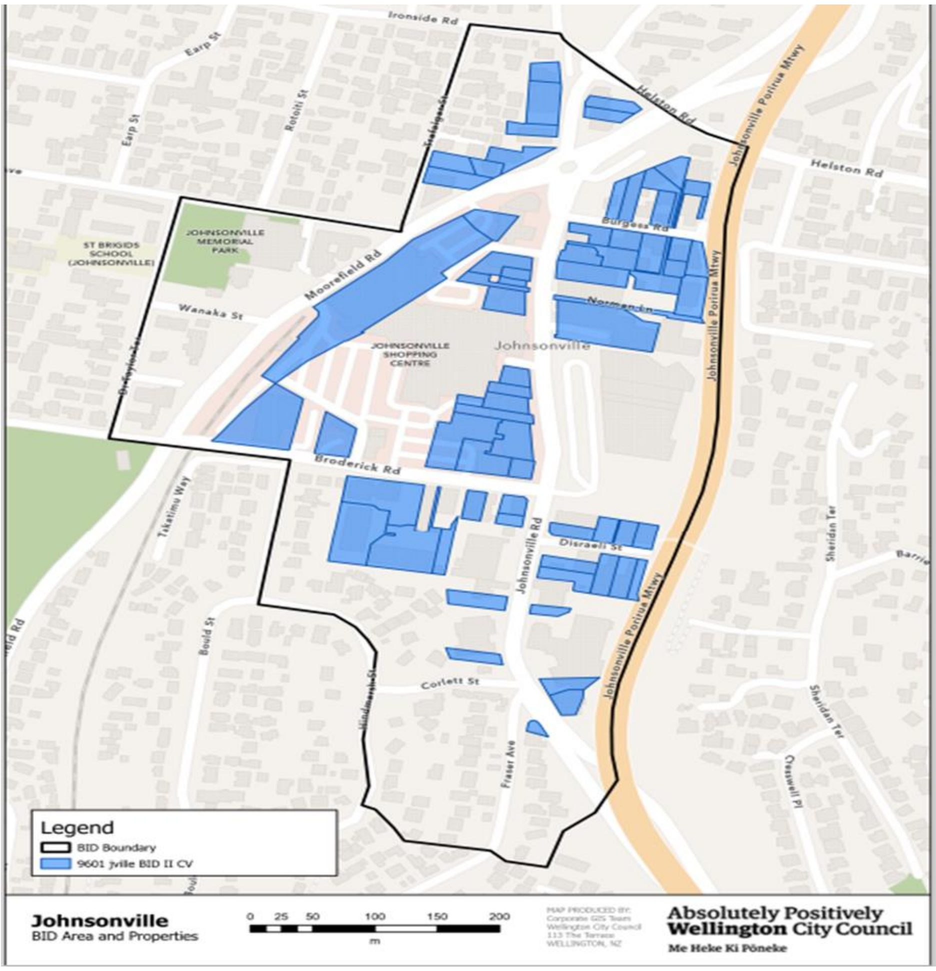


Johnsonville Business Improvement District Targeted Rate

This rate is set by Council to fund the Business Improvement District activities of the Johnsonville Business Network.

This rate is assessed on all rating units within the Johnsonville Business Improvement District area (see map) which are subject to the Commercial, Industrial and Business differential rating category. Blue shaded properties subject to the BID are indicative only, as property use might change.

This rate is calculated as a fixed amount per rating unit, plus a rate per dollar of rateable capital value. Setting the fixed and variable rates components is done in consultation with the Johnsonville Business Network.



Revaluation

The latest city-wide revaluation was carried out as of 1 September 2021. This revaluation remains effective for the 2024/25 rating year, except where subsequent maintenance valuations have been required under valuation rules or the Council's rating policies.

City-wide revaluations are performed every three years. The next city-wide revaluation will be carried out as of 1 September 2024 and will be effective for the 2025/26 rating year and the two consecutive rating years, 2026/27 and 2027/28 (subject again to subsequent maintenance valuations).

References

The Funding Needs Analysis provides the background and analysis to explain the funding decisions made by Council. It is guided by the funding principles and choices of funding sources documented in the Revenue and Financing Policy.

The Revenue and Financing Policy states Council's policies regarding funding operating and capital expenditure and shows how Council has complied with section 101(3).

The Funding Impact Statement is included in each Long-Term Plan and Annual Plan as required by clauses 15 or 20 of schedule 10 of the LGA. It shows the results of the detailed rates calculation for the first year of the plan.

The Rates Remissions and Postponements Policy provides information on rates that are remitted or postponed implementing policy objectives affecting the liability for rates a rating unit has

DEVELOPMENT CONTRIBUTIONS POLICY 2024 (DRAFT)

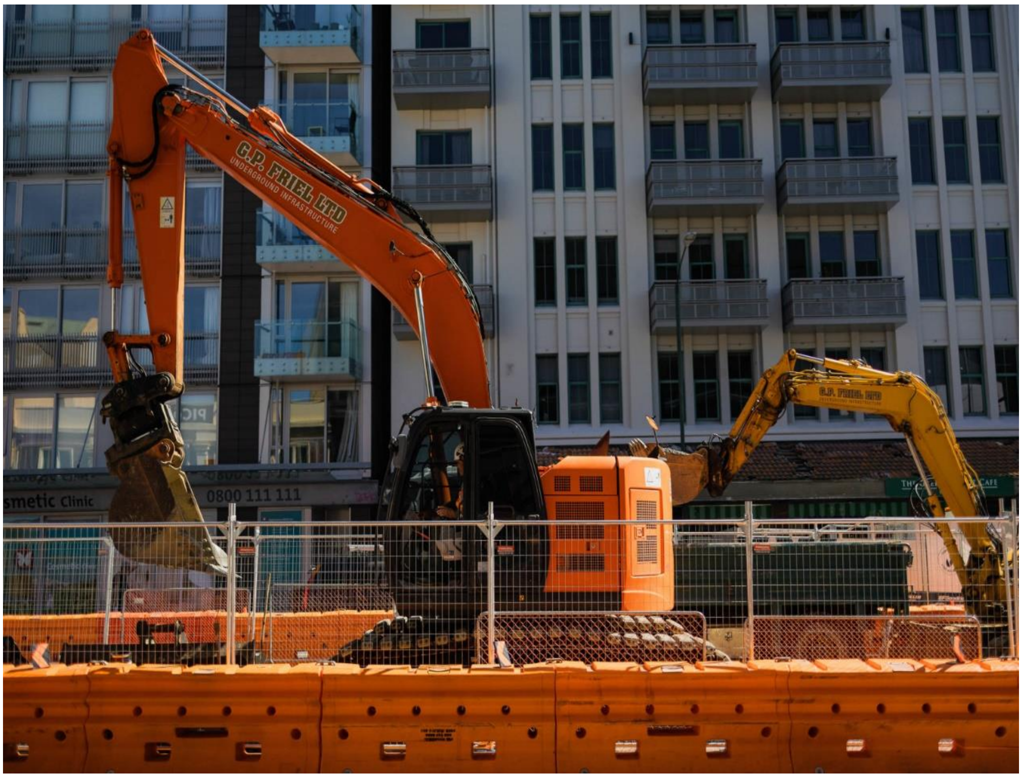


TABLE OF CONTENTS

INTRODUCTION

1 Purpose of the Policy

1.1 Population and business growth create the need for new subdivisions and developments, which place increasing demands on the various assets and services provided by Wellington City Council (the Council). As a result, significant investments in new and upgraded assets are required to provide for growth over the long term.

1.2 The Council's Development Contributions Policy (the Policy) helps ensure that a fair, equitable, and proportionate share of new or expanded infrastructure required for growth is funded directly by developers.

2 Adoption, application and review of the policy

2.1 The Policy was first adopted in June 2005 and amended in 2006, 2007, 2009, 2014, 2015 and 2022. This version of the Policy was adopted by the Council on xxx and takes effect from xxx

2.2 The Policy will continue to be reviewed at least triennially alongside the Long Term Plan (LTP), but may be reviewed more frequently by the Council, if/as required.

3 Navigating this document

3.1 This Policy describes the Council's approach to funding growth-related infrastructure via development contributions (DCs) under the Local Government Act 2002 (LGA02), and financial contributions (FCs) under the Resource Management Act 1991 (RMA). It comprises three parts:

a. Part 1: Policy operation
b. Part 2: Policy background and supporting information
c. Part 3: Policy maps.

3.2 Each part is briefly described below to help readers locate the most relevant information within this document.

Part 1: Policy operation

3.3 Part 1 explains whether and how DCs and FCs may apply to each development. Specifically, it addresses the following matters.

a. The DC charges set by asset type and geographic area
b. Liability for DCs

c. When DCs are levied
d. Determining infrastructure demands
e. Review rights
f. Other operational matters
g. Summary of FCs
h. Definitions

Part 2: Background and supporting information

3.4 Part 2 provides background information required by the LGA02, including an explanation of how DCs are calculated. It covers the following issues.

a. The requirement to have a DC Policy
b. Funding summary
c. Funding policy summary
d. Catchment determination
e. Significant assumptions of the Policy
f. Cost allocation
g. Calculating DC charges
h. Schedule 1 DC calculations
i. Schedule 2 Capital works funded (at least partly) by DCs

Part 3: Policy catchment maps

Part 3 provides maps showing the catchments (or geographic areas) used in this Policy to set sub-city charges, if/where they apply.

Part 1: POLICY OPERATION

4 The charges

4.1 The Council charges catchment specific DCs for water supply, wastewater, stormwater, transport, community facilities and parks and reserves. The catchments used for the purposes of these charges are mapped in Part 3 of the Policy.

4.2 The resulting DC charges per household unit equivalent (HUE) for each activity in each catchment are listed in Table 1. See *Section 7 Determining infrastructure demands* for an explanation of a HUE.

4.3 DCs may be levied for the following activities.

a. Water supply
b. Wastewater
c. Stormwater
d. Transport
e. Reserves
f. Community infrastructure

4.4 For each activity for which DCs apply, the amount levied is calculated by multiplying the number of additional HUEs created by the development by the charge per HUE for that activity. These activity-level DC charges are then aggregated to yield the total amount payable per development.

4.5 It is important to note that only additional HUEs attract DCs. For example, a residential unit demolished and replaced by two new ones would attract only one HUE worth of charges, because the development creates only one additional HUE.

4.6 The Council's DC charges may be adjusted for inflation annually in line with the Producers Price Index - Outputs for Construction, as permitted by sections 106 (2B) and (2C) of the LGA02. Tables 1 and 2 outline the current charges per HUE, which are effective from xxx. The latest charges will be published on Council's website: https://wellington.govt.nz/property-rates-and-building/development-contributions

Table 1: Residential charges per HUE (all GST exclusive)

Development Contribution Area	Residential typology	Community Facilities	Parks & Reserves	Stormwater	Water	Wastewater	Transport	Total/HUE
	Residential typology	**Charge per new allotment, unit or unit title**						
A Roseneath	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**
	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**
B Karori	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**
	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**
C Beacon Hill	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**

	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**
D Brooklyn - Frobisher	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**
	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**
E Kelburn	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**
	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**
F Johnsonville-Onslow	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**
	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**

G Ngaio	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**
	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**
H Maldive	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**
	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**
I Churton-Stebbings	Residential unit	$1,207	$2,132	$49	$637	$272	$13,651	**$17,948**
	Small residential unit	$809	$1,428	$33	$427	$182	$9,146	**$12,025**
	Aged care unit	$60	$107	$20	$255	$109	$1,365	**$1,915**
	Retirement village unit	$121	$213	$25	$319	$136	$2,730	**$3,543**
J Grenada-Lincolnshire	Residential unit	$1,207	$4,012	$49	$637	$272	$33,211	**$39,388**

	Small residential unit	$809	$2,688	$33	$427	$182	$22,251	**$26,390**
	Aged care unit	$60	$201	$20	$255	$109	$3,321	**$3,965**
	Retirement village unit	$121	$401	$25	$319	$136	$6,642	**$7,643**
K Maupuia	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**
	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**
L Newlands	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**
	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**
M Melrose	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**

	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**
N Central & Coastal	Residential unit	$1,207	$2,132	$49	$5,472	$272	$3,280	**$12,412**
	Small residential unit	$809	$1,428	$33	$3,666	$182	$2,198	**$8,316**
	Aged care unit	$60	$107	$20	$2,189	$109	$328	**$2,812**
	Retirement village unit	$121	$213	$25	$2,736	$136	$656	**$3,886**
O Tawa	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**
	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**
P Wadestown	Residential unit	$1,207	$2,132	$49	$637	$272	$3,280	**$7,577**
	Small residential unit	$809	$1,428	$33	$427	$182	$2,198	**$5,077**
	Aged care unit	$60	$107	$20	$255	$109	$328	**$878**
	Retirement village unit	$121	$213	$25	$319	$136	$656	**$1,469**

Q Inner city Residential	Residential unit	$1,207	$10,782	$49	$637	$272	$3,280	**$16,227**
	Small residential unit	$809	$7,224	$33	$427	$182	$2,198	**$10,872**
	Aged care unit	$60	$539	$20	$255	$109	$328	**$1,311**
	Retirement village unit	$121	$1,078	$25	$319	$136	$656	**$2,334**
R Johnsonville Town Centre	Residential unit	$1,207	$2,132	$49	$637	$272	$6,971	**$11,268**
	Small residential unit	$809	$1,428	$33	$427	$182	$4,671	**$7,550**
	Aged care unit	$60	$107	$20	$255	$109	$697	**$1,247**
	Retirement village unit	$121	$213	$25	$319	$136	$1,394	**$2,207**
S Adelaide Road	Residential unit	$1,207	$2,132	$49	$637	$272	$5,184	**$9,481**
	Small residential unit	$809	$1,428	$33	$427	$182	$3,473	**$6,352**
	Aged care unit	$60	$107	$20	$255	$109	$518	**$1,069**
	Retirement village unit	$121	$213	$25	$319	$136	$1,037	**$1,850**
T Pipitea Precinct	Residential unit	$1,207	$10,782	$49	$637	$272	$6,286	**$19,233**

	Small residential unit	$809	$7,224	$33	$427	$182	$4,212	**$12,886**
	Aged care unit	$60	$539	$20	$255	$109	$629	**$1,611**
	Retirement village unit	$121	$1,078	$25	$319	$136	$1,257	**$2,935**
Rural	Residential unit	$1,207	$2,132	$0	$0	$0	$3,280	**$6,619**
	Small residential unit	$809	$1,428	$0	$0	$0	$2,198	**$4,435**
	Aged care unit	$60	$107	$0	$0	$0	$328	**$495**
	Retirement village unit	$121	$213	$0	$0	$0	$656	**$990**

Table 2 Non-residential charges (all GST exclusive)

Development Contribution Area	**Non-residential category**	**Stormwater** (**100m² ISA**)	**Water** (100m² GFA)	**Wastewater** (100m² GFA)	**Transport** (100m² GFA)	**Total**
A Roseneath	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
B Karori	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
C Beacon Hill	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
D Brooklyn - Frobisher	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
E Kelburn	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
F Johnsonville-Onslow	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
G Ngaio	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**

H Maldive	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
I Churton-Stebbings	Commercial	$17	$223	$95	$16,381	**$16,717**
	Retail	$17	$223	$95	$24,572	**$24,907**
	Industrial	$15	$191	$82	$6,143	**$6,430**
J Grenada-Lincolnshire	Commercial	$17	$223	$95	$39,853	**$40,189**
	Retail	$17	$223	$95	$59,780	**$60,115**
	Industrial	$15	$191	$82	$14,945	**$15,232**
K Maupuia	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
L Newlands	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
M Melrose	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
N Central & Coastal	Commercial	$17	$1,915	$95	$3,936	**$5,964**
	Retail	$17	$1,915	$95	$5,904	**$7,932**
	Industrial	$15	$1,642	$82	$1,476	**$3,214**
O Tawa	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
P Wadestown	Commercial	$17	$223	$95	$3,936	**$4,271**

	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
Q Inner city Residential	Commercial	$17	$223	$95	$3,936	**$4,271**
	Retail	$17	$223	$95	$5,904	**$6,239**
	Industrial	$15	$191	$82	$1,476	**$1,763**
R Johnsonville Town Centre	Commercial	$17	$223	$95	$8,365	**$8,701**
	Retail	$17	$223	$95	$12,548	**$12,883**
	Industrial	$15	$191	$82	$3,137	**$3,424**
S Adelaide Road	Commercial	$17	$223	$95	$6,221	**$6,556**
	Retail	$17	$223	$95	$9,331	**$9,667**
	Industrial	$15	$191	$82	$2,333	**$2,620**
T Pipitea Precinct	Commercial	$17	$223	$95	$7,543	**$7,879**
	Retail	$17	$223	$95	$11,315	**$11,650**
	Industrial	$15	$191	$82	$2,829	**$3,116**
Rural	Commercial	$0	$0	$0	$3,936	**$3,936**
	Retail	$0	$0	$0	$5,904	**$5,904**
	Industrial	$0	$0	$0	$1,476	**$1,476**

4.7 Where a development falls across two or more catchments the units of demand will be assessed separately for each catchment. The total DCs payable will be the sum of the DCs calculated for each area.

4.8 Where a development crosses the Council boundary into another district, the Council will only assess that part of the development which is inside Wellington City.

5 Liability for development contributions

5.1 Developments that create demand for capital expenditure by the Council to service growth may need to pay DCs under this Policy. DCs may apply to developments within the areas shown in the Maps in Part 3 of this Policy.

5.2 Development of new community facilities (for which DCs apply) means that areas not previously subject to DCs under this Policy may become so. For example, a development comprising a newly created section in a subdivision may be liable for DCs for new community facilities even when previously constructed houses within the same subdivision were not.

5.3 In some circumstances, DCs may not apply or may be reduced. Refer *Section 6 When development contributions are levied*, *Section 7 Determining infrastructure demand - credits*, and *Section 9 Other operational matters - Limitations on imposing development contributions*.

6 When/how development contributions are levied

6.1 The Council may assess liability for DCs at specific points within the property development process, namely when an application for resource consent, building consent, certificate of acceptance, or service connection is submitted. Resource consents for land use and unit title subdivision will only be assessed for DCs if a building consent will not be required.

6.2 Once all necessary information associated with an application for a resource consent, building consent, certificate of acceptance, or service connection has been provided, the standard process for assessing and requiring the payment of DCs is as follows:

TRIGGER	NOTICE	INVOICE	PAYMENT
The Council assesses liability for DCs	The Council issues a formal notice of DC requirement	The Council issues an invoice requiring payment	DCs are paid

6.3 The Council will usually assess liability for DCs at the earliest available opportunity. However, an assessment will generally not be made at the time of resource consent for land use or unit title subdivision, where it is anticipated that a building consent will be required. The Council reserves the right to reassess liability for DCs on subsequent applications if DCs have not yet been assessed, or if the scale or nature of the development has changed over time.

6.4 DCs will be assessed under the specific version of this Policy that is in force at the time the application for resource consent, building consent, certificate of acceptance, or service connection that triggers the assessment of DCs is submitted with all required information.

Initial assessment

6.5 On receiving an application for resource consent, building consent, certificate of acceptance, or service connection, the Council will assess whether:

a. the application is for a development that generates a demand for community facilities (reserves, community infrastructure or network infrastructure)

b. the effect of the development (either alone or together with other developments) requires new or additional assets, or assets of increased capacity, in terms of reserves, community infrastructure or network infrastructure, and the Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by the Council in anticipation of growth

c. This policy provides for a DC to be required in the circumstances.

6.6 The Council has identified the assets and areas that are likely to meet the requirements of (b) and (c), and these are outlined in Part 2 Schedule 2 (Past and future assets funded by DCs) and Part 3 (DC catchment maps).

6.7 DCs will not be required if, and to the extent that:

a. a development does not generate additional demands for community facilities (such as a boundary adjustment)

b. one of the circumstances outlined in *Section 9 Other operational matters - Limitations on imposing development contributions applies*

c. credits apply as outlined in *Section 7 Determining infrastructure impact - Credits*.

6.8 If a subsequent resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought for a development, a new assessment may be undertaken under the Policy in force at the time of the new application. Any increase or decrease in the number of HUEs, relative to the original DCs assessment, will be calculated and the contributions adjusted to reflect this.

6.9 This means the Council will require additional DCs where additional units of demand are created, and DCs for those additional units of demand have not already been required. On the contrary, if the units of demand are reduced, the respective DCs will be reduced accordingly.

6.10 Examples of where additional DCs may apply after a subsequent trigger event include:

a. minimal DCs have been levied on a commercial development at resource consent for subdivision or land use stage as the type of development will only be known at building consent stage

b. DCs levied at the resource consent for subdivision or land use stage are for a small residential unit, but the residential unit is larger when built or is subsequently extended

c. The nature of the land use has changed, for example from a low infrastructure demand commercial use to a high infrastructure demand industrial use.

6.11 The Council will work with the developer to evaluate the development and determine the initial assessment of DCs. Initial assessments are in draft and can be amended by the Council until a DC notice is issued.

Notice

6.12 A DC notice will normally be issued when a subdivision resource consent, building consent, certificate of acceptance, or service connection authorisation is granted. The notice outlines the relevant activities and the number of HUEs assessed for DCs, plus the charges that will apply. It also triggers rights to request a DC reconsideration or to lodge an objection (refer *Section 8 Review rights*).

6.13 If multiple consents or authorisations are being issued for a development, a DC notice may be issued for each part.

6.14 DC notices do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985.

Invoice

6.15 An invoice for DCs will be issued to provide an accounting record and to initiate the payment process. The timing of the invoice is different for different types of consents or authorisations (see Table 3).

Table 3: Invoice timing

Assessment Point	Invoice timing
Building consent	At the time of applying for a code compliance certificate (CCC)
Certificate of acceptance	Before the issue of the certificate of acceptance
Resource consent for subdivision	At the time of application for a certificate under section 224(c) of the RMA (the 224(c) certificate). An invoice will be issued for each stage of a development for which the 224(c) certificates are sought, even where separate stages are part of the same consent
Resource consent (other)	At the date of grant of the resource consent
Service connection	At the time of applying for a service connection for water, wastewater or stormwater services

6.16 Notwithstanding the provisions above, if a DC required by the Council is not invoiced at the specified time due to an error or omission on the Council's part, an invoice will still be issued when the error or omission is identified. The DC remains payable.

Payment

6.17 DCs must be paid by the due time specified in Table 4.

Table 4: Payment due time

Assessment Point	**Payment due time**
Building consent	Prior to the issue of the CCC
Certificate of acceptance	At the issue of the certificate of acceptance
Resource consent for subdivision	Prior to release of the certificate under section 224(c) of the RMA
Resource consent (other)	The 20th day of the month following the issue of the invoice, unless the Council agrees to different payment timing for large-scale multi-stage developments.
Service connection	At the issue of the approval for connection

6.18 Prompt payment of DCs is important because, until paid in full, the Council may:

a. withhold a certificate under section 224(c) of the RMA
b. withhold a code compliance certificate under section 95 of the Building Act 2004
c. withhold a service connection to the development
d. withhold a certificate of acceptance under section 99 of the Building Act 2004.

6.19 Where invoices remain unpaid beyond the payment terms set out here, Council may commence debt collection proceedings, which may involve the use of a credit recovery agent. Council may also register the DC under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the DC is required.

7 Determining infrastructure demand

7.1 To enable a consistent method of charging for DCs, the Policy adopts a standard residential unit as its base unit of demand, and then expresses the demands of all other developments relative to that using a concept known as the "Household Unit Equivalent" or "HUE".

7.2 In general, the number of HUEs charged depends on the number and nature of the residential units being created, in accordance with Tables 5 and 6 below.

7.3 For non-residential developments, the number of HUEs is usually expressed per 100m^2 of additional gross floor area (GFA) created or impervious surface area (ISA) for stormwater.

7.4 Table 5 below summarises the HUEs applied to different types of development identified in the Policy, including the conversion ratios used for non-residential developments.

Table 5: HUE payable per type of development

	HUEs per unit				**HUEs per 100m^2 GFA/ISA**		
Activities	Retirement village unit	Aged care unit	Small residential unit	Standard residential unit	Commercial	Retail	Industrial
Water	0.50	0.40	0.67	1.00	0.35	0.35	0.30
Wastewater	0.50	0.40	0.67	1.00	0.35	0.35	0.30
Stormwater	0.50	0.40	0.67	1.00	0.35	0.35	0.30
Transport	0.20	0.10	0.67	1.00	1.20	1.80	0.45
Reserves	0.10	0.05	0.67	1.00	0.00	0.00	0.00
Community facilities	0.10	0.05	0.67	1.00	0.00	0.00	0.00

7.5 By default, residential subdivisions will generally be levied one HUE per new lot created for each activity in the table above.

7.6 When calculating the number of HUEs for a residential subdivision, Council will adjust the assessment to account for any:

a. Credits relating to the site (refer to the Credits section below).

b. Allotment which, by agreement, is to be vested in Council for a public purpose.

c. Allotment required as a condition of consent to be amalgamated with another allotment.

Special assessments

7.7 Developments sometimes require a special level of service or are of a type or scale which is not readily assessed in terms of HUEs – such as large-scale primary sector processors or service stations. In these cases, the Council may decide, either on request or on its own initiative, to undertake a special assessment of the HUEs applicable to the development. In general, special assessments of residential developments will not be considered.

7.8 Without limiting the Council's discretion, when determining a special assessment, the demand measures set out in Table 6 below will be used as a guide.

Table 6: Base units of demand

Type of community facility and network	Usage measure per HUE
Water supply	780 litres per day (Water loading units calculated using the number and type of proposed water fixtures and based on reservoir storage requirement)
Wastewater	585 litres per day (75% of the water supply input and conservation systems are not considered)
Stormwater	250 m^2 ISA (50% of the average land size for a detached house)
Traffic and roading	10 trips per day (by all traffic modes)
Reserves	20m^2 (Maximum to be charged under LGA02 and the Council will only take monetary contribution in practice)

7.9 Any application for a special assessment must be accompanied by the fee payable to recover the Council's actual and reasonable costs incurred, including Council staff's hourly rate. The fee will be assessed at the time of the application. The Council may charge additional fees to meet the Council's actual costs, should they be materially higher than initially assessed.

7.10 If a special assessment is undertaken, the Council may require the developer to provide information on the demand for community facilities generated by the development. The Council may also carry out its own assessment of demand for community facilities and may determine the applicable DCs based on its assessments.

Credits

7.11 Credits acknowledge that a lot, home, or business may already be connected to, or make use of, one or more Council services, or that a development contribution has been paid previously. Credits can reduce or even eliminate the need for a DC. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.

7.12 Council issues credits for the number of HUEs for which DC were previously paid and/or for the existing or most recent prior use of the site. For example, if an existing residential unit is demolished and replaced by two new ones, a credit will be issued for the existing residential unit so that DCs are payable only for the additional residential unit created (over and above what previously existed on the site). For residential allotments existing as at 1 July 2005, one credit will be granted for each HUE.

7.13 Table 7 illustrates how standard credits are given under different situations.

Table 7: Standard credits

	Credit for each service for which a development contribution has been paid	**Credit for urban lots that existed before 1 July 2005**	**Credit for lawfully connected service as at 1 July 2024**	**Rural Residential lots that existed BEFORE 1 July 2005**	**Rural lots that existed BEFORE 1 July 2024**
Residential units or lots	The number of HUEs	1 HUE for all services	1 HUE for the service(s) connected	1 HUE	1 HUE for any residential units on a lot as at 1 May 2024*

Non-residential buildings or lots		A 'before and after' assessment of demand, using a special assessment or the conversion factors set out in Table 6, will be undertaken to determine credits and any increase in demand on services. Council will be guided by actual use over the period up to 5 years prior to the lodgement of the application when making this assessment.

*Roading, community infrastructure, and reserves only.

8 Review rights

8.1 Developers are entitled under the LGA02 to request a reconsideration or lodge a formal objection if they believe the Council has made a mistake in assessing the level of DCs for their development.

Reconsideration

8.2 Reconsideration requests are a process that formally requires the Council to reconsider its assessment of DCs for a development. Reconsideration requests can be made where the developer has grounds to believe that:

a. the DC levied was incorrectly calculated or assessed under the Policy
b. the Council has incorrectly applied the Policy
c. the information the Council used to assess the development against the Policy, or the way that the Council has recorded or used that information when requiring a DC, was incomplete or contained errors.

8.3 To seek a reconsideration, applicants must lodge a reconsideration request within 10 working days of receiving the DC notice by emailing it to developmentcontributions@wcc.govt.nz.

8.4 Applications with insufficient information or without payment of the associated fee will be returned to the applicant, with a request for additional information or payment.

8.5 Once the Council has received all required information, the request will be considered by a designated DC advisor and the Council's infrastructure advisors. Before reaching their decision, they will consider all of the information supplied by the applicant and apply the requirements of the Policy, along with any other relevant information. The reconsideration may confirm the original assessment, or increase or decrease the amount of DCs required.

8.6 Notice of the Council's decision will be given to the applicant within 15 working days from the date on which the Council received all the required relevant information relating to the request.

8.7 The Council will not accept any reconsideration request received after the 10 working day period, or where an objection has already been lodged under section 199C of the LGA02.

8.8 The Council reserves the right to reconsider an assessment if it believes an error has been made.

Objections

8.9 Objections are a more formal process that allows developers to seek a review of the Council's decision. Developers have the right to pursue an objection regardless of whether a reconsideration request has been made. A panel of up to three independent commissioners will consider an objection. The decision of the commissioners is binding on the developer and the Council, although either party may seek a judicial review of the decision.

8.10 Objections may only be made on the grounds that the Council has:

a. failed to properly take into account features of the development that would, on their own or cumulatively with other developments, substantially reduce the impact of the development on requirements for community facilities in the city or parts of the city
b. required a DC for community facilities not required by, or related to, the development, whether on its own or cumulatively with other developments
c. required a DC in breach of section 200 of the LGA02
d. incorrectly applied the Policy to the development.

8.11 Schedule 13A of the LGA02 sets out the objection process. To pursue an objection, an applicant must:

a. lodge the request for an objection within 15 working days of receiving the development contribution notice, or within 15 working days of receiving the outcome of any request for a reconsideration

b. lodge the request by email to: developmentcontributions@wcc.govt.nz, noting the grounds for the objection and providing any supporting information

c. pay a deposit to cover potential reasonable costs for the Council.

8.12 Applicants for objections are liable for the Council's actual and reasonable costs incurred in the objection process. These costs include staff's time for arranging and administering the objection process, commissioner's time, and other costs incurred by the Council associated with any hearings such as room hire and associated expenses, as provided by section 150A of LGA02. However, applicants are not liable for the fees and allowances costs associated with any Council witnesses.

9 Other operational matters

Refunds

9.1 Sections 209 and 210 of the LGA02 state the circumstances where DCs must be refunded, or land returned. In summary, the Council will refund DCs paid if:

a. the resource consent:

   i. lapses under section 125 of the RMA

   ii. is surrendered under section 138 of the RMA

b. the building consent lapses under section 52 of the Building Act 2004

c. the development or building in respect of which the resource consent or building consent was granted does not proceed

d. the Council does not provide the reserve or network infrastructure for which the DCs were required.

9.2 The Council will also provide refunds where overpayment has been made (for whatever reason).

9.3 The Council may retain any portion of a DC referred to above of a value equivalent to the costs incurred by the Council in relation to the development or building and its discontinuance.

9.4 The Council may retain a portion of a DC (or land) refunded of a value equivalent to:

a. any administrative and legal costs it has incurred in assessing, imposing, and refunding a DC or returning land for network infrastructure or community infrastructure DCs

b. any administrative and legal costs it has incurred in refunding a DC or returning land for reserve DCs.

9.5 DCs for reserves are taken to support a 10-year programme. Consequently, a 10-year period shall apply for the purposes of section 210(1)(a) of the LGA02.

Limitations on imposing DCs

9.6 The Council is unable to require a DC in certain circumstances, as outlined in section 200 of the LGA02, if, and to the extent that:

a. it has, under section 108(2)(a) of the RMA, imposed a condition requiring a FC on a resource consent in relation to the same development for the same purpose

b. the developer will fund or otherwise provide for the same reserve, network infrastructure or community infrastructure

c. a third party has funded or provided, or undertaken to fund or provide, the same reserve, network infrastructure or community infrastructure

d. the Council has already required a DC for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance.

9.7 In summary, DCs will only be imposed where the same reserve, network infrastructure or community infrastructure is not being fully-funded by any other revenue or funding sources, or in-kind or vested assets, or the Council has already required a DC for the same purpose in respect of the same development.

9.8 In addition, the Council will not require a DC in any of the following cases.

a. Except in the case of a new residential unit, building work for which a building consent has a GFA of less than $10m^2$, unless the building consent is for a change of use.

b. The development is being undertaken by the Council. This exemption does not apply to developments undertaken by or on behalf of Council organisations, Council-controlled organisations or Council-controlled trading organisations, as defined in section 6 of the LGA02.

c. The conversion of an existing development into unit titles. This does not apply to any building consents required as part of any changes to existing units, which the Council will still assess to determine if DCs are applicable.

d. A building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.

e. The application for a resource or building consent, authorisation, or certificate of acceptance is made by the Crown.

f. In rural areas, and in the case of stormwater DCs, where no Council stormwater systems are provided.

9.9 However, the Council may require another DC to be made for the same purpose if there is an increase in the scale or intensity of the development since the original contribution has been paid.

Works and services conditions under the RMA

9.10 The Council may impose a condition under section 108(2)(c) of the RMA requiring works or services, in the form of isolated and localised infrastructure, to be undertaken to mitigate potential adverse effects arising from a proposed development. For instance, the Council may impose a condition of consent requiring retention tanks for delayed discharge of waste or storm water where there would otherwise be an adverse effect on the waste or storm water network if it was not provided. Such works are separate to the planned Council infrastructure funded by DCs, and cannot be used to offset liability for DCs or FCs.

Maximum development contributions for reserves

9.11 Section 203 of the LGA02 prohibits the Council from charging DCs for reserves that exceed the greater of:

a. 7.5% of the value of the additional lots created by a subdivision
b. the value equivalent of $20m^2$ of land for each additional household unit or accommodation unit created by the development.

9.12 If the reserves DCs would be more than 7.5% of the market value of a lot, as evidenced by registered valuer, the reserves DCs are capped at 7.5% of the valuation.

9.13 For example, the DCs for reserves Grenada-Lincolnshire is $6,820 (GST inclusive) per HUE, which translates to 7.5% of an allotment value of approximately $90,933. If the lot is valued at more than $90,933, the reserves DC will be capped at 7.5% of the valuation of the lot.

9.14 The Council reserves the right to seek a second valuation from another registered valuer. If there is a material difference between valuations, the Council and the developer can agree to:

a. use the average of the two valuations
b. refer the matter to a third registered valuer for arbitration.

Postponement

9.15 Postponement of DC payment will only be permitted at the Council's discretion and usually only:

a. for DCs over $50,000
b. where a bond or guarantee equal in value to the payment owed is provided.

9.16 The request for postponement must be made before a payment becomes due.

9.17 Bonds or guarantees:

a. will only be accepted from a registered trading bank

b. shall be for a maximum period of 24 months beyond the normal payment date set out in the Policy, subject to later extension as agreed by Council

c. will have an interest component added, at an interest rate of 2 percent per annum above the Reserve Bank 90-day bank bill rate on the day the bond or guarantee document is prepared. The bonded or guaranteed sum will include interest, calculated using the maximum term set out in the bond or guarantee document. If the Council agrees to an extension of the term of the bond or guarantee beyond 24 months, the applicable interest rate will be reassessed from the date of the Council's decision and the bonded or guaranteed sum will be amended accordingly

d. shall be based on the GST inclusive amount of the contribution.

9.18 At the end of the term of the guarantee, the DC (together with interest) is payable immediately to the Council.

9.19 If the discretion to allow a bond is exercised, all costs for preparation of the bond documents will be met by the applicant.

9.20 When considering a request for postponement, the Council will take into account:

a. the purpose of DCs, the Council's financial modelling, and Council's funding and financial policies

b. the extent to which the value and nature of the works proposed by the applicant reduces the need for works proposed by the Council in its capital works programme

c. any other matter(s) that the Council considers relevant.

Development agreements

9.21 The Council may enter into an agreement with a developer for the provision and/or funding of particular infrastructure, as enabled by sections 207A-207F of the LGA02. For activities covered by a development agreement, the provisions of that agreement take precedence over the DCs that would otherwise be assessed under the Policy.

Remissions

9.22 The Council may remit all or part of a DC at its sole discretion, but only in exceptional circumstances. Applications made under this clause will be considered on their merits and any previous decisions of the Council will not act as binding precedents.

9.23 Any request for remission must be made in writing and set out the reasons for the request. The request must be made:

a. within 15 working days after the Council has issued a notice for the DC payable; and
b. before the DC payment is made to the Council.

9.24 The Council will not allow retrospective remissions of DC.

9.25 The Council delegates to the chief executive officer, in conjunction with the Chair of the Regulatory Processes Committee of the Council, with authority to delegate to officers, the authority to make a decision on a request for remission.

9.26 When considering a request for remission, the Council will take into account:

a. the purpose of DCs, the Council's financial modelling and the Council's funding and financial policies
b. the extent to which the value and nature of the works proposed by the applicant reduces the need for works proposed by the Council in its capital works programme
c. any other matters that the Council considers relevant.

10 Summary of financial contributions under the district plan

10.1 The Council may charge FCs under the RMA in the District for stormwater, wastewater, water supply, traffic and reserves.

10.2 Section 3.4 of the Operative Wellington City District Plan (District Plan) sets out the policies and rules for the imposition of conditions requiring FCs for land use and subdivision consents. These are distinct from and in addition to DCs taken under this Policy.

10.3 FCs may be imposed where individual developments give rise to capital expenditure that is not planned and recovered via DCs. If this is the case, the Council may impose a FC as a condition of a land use or subdivision consent, in accordance with sections 3.4 of the Financial Contributions section in the District Plan.

10.4 Further information on FC can be found in the District Plan. The District Plan can be found on Council's website www.wellington.govt.nz.

11 Definitions

11.1 In this Policy, unless the context otherwise requires, the following definitions apply.

Accommodation unit has the meaning given in section 197 of the LGA02. The definition is as follows:

units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.

Activity means the provision of facilities and amenities within the meaning of network infrastructure, reserves, or community infrastructure for which a development contribution exists under the Policy.

Aged care unit means a residential unit in a rest home as defined in section 58(4) of the Health and Disability Services (Safety Act 2001).

Allotment (or lot) has the meaning given to allotment in section 218(2) of the RMA.

Asset Management Plan means Council plan for the management of assets within an activity that applies technical and financial management techniques to ensure that specified levels of service are provided in the most cost-effective manner over the life-cycle of the asset.

Bedroom means any habitable space within a residential unit capable of being used for sleeping purposes and can be partitioned or closed for privacy including spaces such as a “games”, “family”, “recreation”, “study”, “office”, “sewing”, “den”, or “works room” but excludes any:

(a) kitchen or pantry;

(b) bathroom or toilet;

(c) laundry or clothes-drying room;

(d) walk-in wardrobe;

(e) corridor, hallway, or lobby;

(f) garage; and

(g) other room smaller than $6m^2$.

Where a residential unit has any living or dining rooms that can be partitioned or closed for privacy, all such rooms except one shall be considered a bedroom.

Capacity life means the number of years that the infrastructure will provide capacity for and associated HUEs.

Catchment means the areas within which development contributions charges are determined and charged.

Commercial (activity) means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). See the National Planning Standards

2019.

Community facilities has the same meaning as in section 197 of the LGA02. The definition is as follows:

reserves, network infrastructure, or community infrastructure for which development contributions may be required in accordance with section 199.

Community infrastructure has the same meaning as in section 197 of the LGA02. The definition is as follows:

(a) land, or development assets on land, owned or controlled by the Council for the purpose of providing public amenities; and

(b) includes land that the Council will acquire for that purpose.

Council means Wellington City Council.

Development has the same meaning as in section 197 of the LGA02. The definition is as follows:

(a) any subdivision, building, land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure

(b) does not include the pipes or lines of a network utility operator).

Development agreement means a voluntary contractual agreement made under sections 207A to 207F of the LGA between 1 or more developers the Council for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves.

Development contribution has the same meaning as in section 197 of the LGA02. The definition is as follows:

A contribution provided for in a development contribution policy that is calculated in accordance with the methodology; and it may comprises money, or land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise.

Greenfield development means a proposal that creates new residential or rural residential areas, includes residential or rural residential on land that is or was zoned rural or open space.

Gross floor area (GFA) means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:

(a) where there are exterior walls, from the exterior faces of those exterior walls;

(b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;

(c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.

See the National Planning Standards 2019.

Household unit equivalent (HUE) means demand for Council services equivalent to that produced by a nominal household in a standard residential unit.

Industrial activity means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.

LGA02 means the Local Government Act 2002.

Network infrastructure means the provision of transportation (roading), water, wastewater and stormwater infrastructure.

Policy means this Development Contributions Policy.

Reserve means land for public open space and improvements to that land needed for it to function as an area of usable green open space. This land may be used for recreation, sporting activities and the physical welfare and enjoyment of the public, or for the protection of the natural environment and beauty of the countryside (including landscaping, sports and play equipment, walkways and cycleways, carparks, and toilets). In the Policy, reserve does not include land that forms, or is to form, part of any road; or is used, or is to be used, for stormwater management purposes.

Residential unit means building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. See the National Planning Standards 2019.

Residential activity means the use of land and building(s) for people's living accommodation. See the National Planning Standards 2019.

Retail activity means any activity trading in goods, equipment or services that is not an industrial activity or commercial activity.

Retirement village unit means any residential unit unit in a retirement village (defined in the Retirement Villages Act 2003) but does not include Aged care units in a hospital or similar facility.

RMA means the Resource Management Act 1991.

Service connection has the same meaning as in section 197 of the LGA02. The definition is as follows:

a physical connection to an activity provided by, or on behalf of, a territorial authority.

Small residential unit means a residential unit which only has one bedroom and includes a minor residential unit, as defined in the District Plan, as well as a studio unit/apartment that does not have a separate bedroom.

Standard residential unit means a residential unit which has two or more bedrooms.

PART 2: POLICY DETAILS

12 Statutory requirement and obligation

12.1 The Council is required to have a policy on DCs and FCs in its Long-term Plan (LTP) under section 102(2)(d) of the LGA02. This Policy meets this requirement.

12.2 The Council has a legislative obligation under the Te Ture Whenua Māori Act 1993 to promote the retention of Māori land in the hands of its owners, their whanau and their hapu and to facilitate the occupation, development and utilisation of that land for the benefit of its owners, their whanau and hapu. The Council fulfils the obligation through:

a. operating a transparent, equitable and reliable development contributions scheme

b. funding, procuring and delivering infrastructure to the boundary of Māori Land to enable development.

13 Funding summary

13.1 In the LTP 2024/34, the Council plans to incur around $4.86 billion on community facilities partially or wholly needed to meet the increased demand for community facilities resulting from the asset investment that has a growth component. This includes works undertaken in anticipation of growth, and future planned works. The total amount to be funded by DCs is nearly $750 million.

13.2 Table 8 provides a summary of the total costs of growth-related capital expenditure and the funding sought by DCs for all activities and catchments.

Table 8. Total cost of capital expenditure for growth and funding sources

Community Facilities	**Total Cost of Capital Works ($000)**	**Total Growth Component to be funded by Development Contributions ($000)**
Parks and Reserves - Catchment	13,276	13,276
Parks and Reserves -City Wide	100,140	100,140
Transport - Catchment	66,340	31,839
Transport - City Wide	432,473	227,362
Storm Water - City Wide	1,669	1,669
Wastewater - City Wide	7,721	7,721

Wastewater - Catchment	0	0
Water Supply - Catchment	94,652	10,485
Water Supply - City Wide	40,612	40,612
Community Infrastructure -City Wide	129,042	24,612
Total	**885,925**	**457,716**

14 Funding policy summary

Funding growth expenditure

14.1 The Long-Term Plan sets out that the long-term population forecast for Wellington City is growth of between 50,000 to 80,000 over the next 30 years.

14.2 Population and business growth create the need for new subdivisions and development, and these place increasing demands on the assets and services provided by Council. Accordingly, significant investment in new or upgraded assets and services are required to meet the demands of growth.

14.3 The Council has decided to fund these costs from:

a. DCs under the LGA02 for:
   i. Water supply
   ii. Wastewater
   iii. Stormwater
   iv. Transport
   v. Reserves
   vi. Community infrastructure.

b. FCs under the RMA, where individual developments give rise to capital expenditure that is not covered by DCs, for:
   i. Stormwater
   ii. Wastewater
   iii. Water supply
   iv. Transport
   v. Reserves.

14.4 In reaching this decision, the Council has considered the matters set out in section 101(3) of the LGA02 within its Revenue and Financing Policy, and within this Policy.

14.5 The Revenue and Financing Policy is the Council's primary and over-arching statement on its approach to funding its activities, including the sources of funding. It outlines how all activities will be funded, and the rationale for the Council's preferred funding approach.

14.6 The Council is required under section 106(2)(c) of the LGA02 to explain within this Policy why it has decided to use DCs and FCs to fund capital expenditure relating to the cost of growth. For this purpose, the Council has considered community outcomes and other funding decision factors.

Community outcomes

14.7 The Council has considered whether DCs and FCs are an appropriate source of funding for growth infrastructure, to achieve the following four community outcomes under section 101(3)(a)(i) of the LGA 02. In the case of new assets servicing growth, these outcomes are enjoyed by the new growth community.

a. Environmental - a sustainable, climate friendly eco capital: A city where the natural environment is being preserved, biodiversity improved, natural resources are used sustainably, and the city is mitigating and adapting to climate change – for now and future generations

b. Social - A people friendly, compact, safe, and accessible capital city: An inclusive, liveable, and resilient city where people and communities can learn, are connected, well housed, safe, and healthy

c. Cultural - An innovative, inclusive, and creative city: Wellington is a vibrant, creative city with the energy and opportunity to connect, collaborate, explore identities, and openly express, preserve, and enjoy arts, culture, and heritage

d. Economic - A dynamic and sustainable economy: The city is attracting and developing creative talent to enterprises across the city, creating jobs through innovation and growth while working towards an environmentally sustainable future.

14.8 Charging new development for the additional infrastructure ensures a fair contribution to the planned work to support the community outcomes, including funding and investment to (for example):

a. lift the resilience of the three waters system, including the construction of the Omāroro reservoir to ensure that the level of service and quality does not reduce as a result of growth pressures

b. ensure the transport system provides efficient and reliable access across the city to support growth

c. continue investment in parks in the context of a growing population.

Other funding decision factors

14.9 The Council has considered the funding of growth-related community facilities against the following matters in sections 101 (3)(a)(ii) – (v) of LGA02:

a. The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, and the extent to which the actions or inaction of particular groups or individuals contribute to the need to undertake the activity.

b. The period in or over which those benefits are expected to occur.

c. The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

14.10 A summary of the assessment of other funding decision factors is provided in the following table.

Table 9: Other funding decision factors

Who Benefits / whose act creates the need	A significant portion of the Council's work programme over the next 10 years is driven by development or has been scoped to ensure it provides for new developments. The extent to which growth is serviced by, and benefits from, an asset or programme, and how much it serves and benefits existing ratepayers, is determined for each asset or programme. The Council believes that the growth costs identified through this process should be recovered from development, as this is what creates the need for the expenditure and /or benefits principally from new assets and additional network capacity. Where and to the extent that works benefit existing residents and businesses, those costs are recovered through rates. The Catchment determination section below outlines how the Council determined the catchments for DCs in the Policy.
Period of benefit	The assets constructed for development provide benefits and capacity for developments now and developments in the future. In many cases, the "capacity life" of such assets spans decades. DCs allow development related capital expenditure to be apportioned over the capacity life of assets. Developments that benefit from the assets will contribute to their cost, regardless of whether the developments happen now or in the future. FCs are used for works and services for new use and development not covered by DCs.
Funding sources & rationale including rationale for separate funding	DCs and FCs send clear signals to the development community about the cost of growth and the capital costs of providing infrastructure to support that growth. The Council may choose to fund a portion of growth costs from sources other than DCs, considering housing affordability or the encouragement of development. The council may also be receiving third party funding for growth and this may affect how much can be recovered from DCs.

Overall impact of liability for revenue needs on community

14.11 The Council considers it is appropriate that DCs fund additional capacity required for growth under section 101(3)(b) of the LGA02.

14.12 The Council has considered the impact of the overall allocation of liability on the community. In this case, the liability for revenue falls directly with the development community. The Council considers that the level of DCs is affordable and does not consider it likely that there will be an undue or unreasonable impact on the social, economic, environmental and cultural wellbeing of this section of the community.

14.13 Moreover, the benefits of that capital expenditure accrue (mainly or exclusively) to the new residential units and business premises that generate the demand for extra capacity in the first place. As DCs paid by developers will likely be passed on to the purchasers of new households and business premises (at least partly), the resulting cost burden will be borne by the associated beneficiaries of the additional capacity provided. Shifting development costs onto ratepayers is likely to be perceived as unfair and would significantly impact the rates revenue required from existing residents who do not cause the need for, or benefit directly from, the growth infrastructure needed to service new developments.

14.14 Overall, Council considers it fair and reasonable, and that the social, economic, environmental and cultural interests of the District's communities are best advanced through using development contributions [and financial contributions] to fund the costs of growth-related capital expenditure for community facilities."

15 Catchment determination

15.1 When setting DCs, the Council must consider whether and, if so, how to group developments within catchments for each activity.

15.2 The LGA02 is permissive in this respect, but urges that:

a. The grouping is done in a manner that balances practical and administrative efficiencies with considerations of fairness and equity

b. Grouping by geographic area avoids grouping across an entire district wherever practical.

15.3 The Council uses a mixture of city-wide and smaller catchments, depending on the activity and the projects or programmes within the activity. Some activities have both city-wide and more localised components.

15.4 The Council has determined that there will be:

a. five transport catchments

b. one specific water supply catchments

c. one wastewater catchment

d. an inner-city catchment and greenfield catchments for reserves.

15.5 The Council has also determined city-wide catchments for:

a. network infrastructure for transport and the water supply, stormwater and wastewater reticulation networks
b. reserves that are destination amenities
c. community infrastructure.

15.6 The Council considers that this strikes the right balance between practical and administrative efficiency, and considerations of fairness and equity for the following reasons.

a. Keeping the Policy as simple as practicable
b. Providing flexibility to deliver growth infrastructure where it is most needed
c. Reconciling the contributions as closely as practicable to the areas where developments have generated the need for capital expenditure on new assets, or assets of increased capacity

15.7 The more localised catchments at 15.4 and their boundaries are based on communities of interest, the geography of the city, the characteristics of the infrastructure and service it provides, and the common benefits received across the geographical area supplied by the infrastructure being funded by DCs. Projects or programmes that provide capacity and benefits for more than one catchment are attributed to all relevant catchments, and growth costs are shared among them accordingly.

15.8 Specific catchments have been defined as follows.

a. Transport – there are five catchments related to two new roading areas and three significant upgrade areas
b. Water supply –based on a specific water supply catchment where identified water reservoirs and pumping station upgrades are required to provide for growth
c. Reserves – an inner city catchment (including Pipitea) and for Greenfield development

15.9 The citywide catchment is used where it is not practicable to disaggregate a project or programme into discrete catchments. In particular, a citywide catchment is applied to:

a. Network infrastructure where the systems are characterised by interdependent components where development growth adversely impacts other areas of the network if action is not taken to mitigate those effects. The network infrastructure attracting citywide DCs will comprise transport and the water supply, stormwater and wastewater reticulation networks.
b. Reserves that are destination amenities used by groups from across the city (and beyond) such as the Botanic Gardens.
c. Community infrastructure used by groups from across the city (and beyond) such as the library and sportfields.

15.10 The catchments with project capital expenditure for growth and related HUE charges are listed in Schedule 1.

15.11 The citywide catchment for water supply excludes catchments I and J, as water is supplied directly from the bulk water main and does not rely on the wider city network. The water supply distribution network in these catchments will be provided by developers at their cost as they develop within the catchments.

16 Significant assumptions of the policy

DC calculation methodology

16.1 In developing a methodology for the DCs in the Policy, the Council has sought to ensure that the cumulative effect of development is considered across each catchment.

Planning horizons

16.2 A 10-year timeframe has been used for assessing the growth-related portions of capital works, which aligns with the LTP. However, those growth related works may be recovered from developments over timeframes of up to 30 years to reflect the long capacity lives of many projects or programmes.

Projecting growth

16.3 The LTP is based on long-term population growth of 50,000 to 80,000 additional people over the next 30 years. The district has experienced steady population and economic growth, and this growth is forecast to increase further. Figures provided by Sense Partners, commissioned by the Council, indicate steady population growth in the district, with the number of residents increasing by an average of 0.8% per annum between 2024 - 2043. This equates to 14,701 households. The suburbs with the predicted greatest increase in population between 2024 and 2043 are the City Centre, Te Aro, and Newtown as a result of intensification. There is also high growth in the Grenada Village-Paparangi-Woodridge-Horokiwi - Lincolnshire and Stebbings-Churton Park areas as a result of greenfield developments.

16.4 The average household size is projected to reduce slightly from 2.5 persons in 2024 to 2.4 by 2043.

16.5 Most business growth in Wellington City will be in the commercial or government sectors. The CBD has the most capacity for redevelopment for commercial and retail activities and remains attractive for a mix of business uses. It is likely that a significant share of commercial and government growth will be met by redevelopment of the CBD rather than other business areas.

16.6 Using Sense Partners (2022) projections and the Housing and Business Needs Assessment (2023) as a base, the key assumptions about future growth are:

a. Years 2024-2033:

i. Population growth in the district of around 0.81% (or around 1,678 people) per annum.

ii. Residential unit growth in the district of around 0.87% (or around 800 households) per annum.

iii. Development of around 70,962m^2 GFA annually for business space, primarily through redevelopment of existing business land.

b. Years 2034-2043:

i. Population growth in the district of around 0.83% (or around 1,996 people) per annum.

ii. Residential unit growth in the district of around 0.72% (or around 729 households) per annum.

iii. Development of around 70,962m2 GFA annually for business space primarily through redevelopment of existing business land.

16.7 The Council forecasts demand of approximately 2,316 HUEs for retail, 8,258 HUEs for commercial and 3,618 HUEs for Industrial business development over the next 20 years to accommodate:

a. population growth with related business land

b. government and commercial sectors demanding business space.

16.8 Lincolnshire Farm will provide around 45 hectares for business activities. An area known as Hyde Farm, next to the Grenada North industrial area, is proposed to be rezoned for general industrial. However, demand for industrial land is projected to drop as a result of a number of factors, ranging from changes in the nature of industrial activity, the impacts of natural hazards, the availability of transport infrastructure and land prices.

16.9 The combined demand forecast is approximately 28,702 HUEs over 20 years – 15,929 HUEs for households and 12,773 HUEs for business. Further information about these forecasts can be found in the Council's 2024-2033 Long-term Plan and on Council's website wellington.govt.nz. HUE growth catered for in each project, and the areas it relates to, are set out in Schedule 2.

Best available information

16.10 DCs are based on capital expenditure budgets included in the LTP, which reflect the best available information at the time of preparation. However, the scale of the capital programme and levels of service can be affected by future decisions about the Council's financial strategy or funding priorities. As better information becomes available the Policy will be updated, generally through Annual Plan and/or LTP processes.

Key risks/effects

16.11 There are two key risks associated with administering DCs.

a. Growth predictions do not eventuate, resulting in a change to the assumed rate of development. To manage this risk, the Council will continue to monitor the rate of growth and update its assumptions periodically as required.

b. There is a time lag between expenditure incurred by the Council and DCs received, resulting in less DC received than that assumed in the funding model. This will also be managed by regularly monitoring growth and updating associated assumptions as required.

Service assumptions

16.12 Methods of service delivery and levels of service are assumed to be unchanged and remain in accordance with the Council's LTP, asset management plans and technical specifications, and the Council's Code of Practice for Land Development.

Funding model

16.13 A funding model has been developed to calculate development contributions under the Policy. It accounts for the activities for which contributions are sought, the assets and programmes related to growth, forecast growth and associated revenue. The funding model embodies several important assumptions, including that:

a. all capital expenditure estimates are inflation adjusted and GST exclusive

b. the levels of service (LOS)/backlog, renewal and maintenance portions of each asset or programme will not be funded by DCs. See the Cost allocation section below

c. growth costs are spread over each asset's capacity life, including any net debt costs arising, up to a maximum of 30 years.

Cost allocation

16.14 The Council must consider how to allocate the cost of each asset or programme between three principal drivers – growth, LOS/backlog, and renewal. Council's general approach to this is summarised as follows.

a. Where a project provides for, and benefits, only growth, 100% of its cost is attributed to growth. To qualify for this, there would have to be no renewal element (see below) or material level of service benefit or capacity provided for existing residents and businesses.

b. If a project provides for growth, renewals and LOS, the Council will first remove any renewal costs and split the remainder between growth and LOS according to the shares of additional capacity consumed.

16.15 For particularly large and expensive projects, the Council may undertake a specific cost apportionment assessment that differs from the general approach outlined above.

17 Calculating the development contributions

17.1 This section outlines how the DCs were calculated in accordance with section 203 and Schedule 13 of the LGA02.

Process

17.2 The steps needed to determine growth, growth projects, cost allocations, and to calculate the DCs charges are summarised in Table 10.

Table 10: Summary of DC calculation methodology

Step	Description / comment	Examples and References
1. Forecast growth	The Council estimates potential land supply and likely take up of that land. The estimates help provide household and business growth forecasts for up to 30 years.	Refer Section 16.3, projecting growth.
2. Identify projects required to facilitate growth	The Council develops the works programme needed to facilitate growth. In some cases, the Council may have already undertaken the work. The programme in the Policy is for 10 years – however some projects will be in the schedule until their capacity life is used up.	Refer Schedules 1 and 2. For example, new roads in Grenada-Lincolnshire are expected to serve 7,219 HUES and costs are apportioned for these – these are likely to be collected in the next 10 years.
3. Determine the cost allocation for projects	The cost of each asset or programme is apportioned between renewal, growth, and LOS/backlog in accordance with the approach outlined in the Cost allocation section 16.13 above. Schedules 1 and 2 of the Policy outline the amount required to fund growth from development contributions for each of these assets or programmes.	Refer Schedules 1 and 2. For example a project (made up for indicative purposes) of replacing a playground built in 1970 at Capital Cost $120,000 may consist of: • Renewal: $60,000 • LOS/backlog: $40,000 covers requirements for new health and safety regulations and more people who may already in the neighbourhood • Growth: $20,000 spend to make it bigger for an additional 300 families expected in the neighbourhood.
4. Determine growth costs to be funded by development contributions	The Council determines whether to recover all of the growth costs identified in step 3 from DCs, or whether some of the growth costs will be funded from other sources.	In the example, the $20,000 could be fully funded from DCs. If there were a central government fund for some make safe features, for example, $5,000 to replace dangerous equipment, this reduces to $15,000 from development contributions.
5. Divide development contribution	The growth costs from step 4 are divided by the estimated capacity life (defined in HUEs) to provide a	Divide the remaining $15,000 capital by, an estimated 300 new households (300 HUEs) expected in

Step	Description / comment	Examples and References
funded growth costs by capacity lives	charge per HUE for each future and past asset and programme.	the next 10 years, this will be $50 per new residential development in the area.
6. Sum all per asset charges	For each catchment and activity, add up the per HUE asset or programme charges to provide a total. For each activity and catchment, DCs fund the programme on an aggregated basis.	Schedules 1 and 2 provide all the assets and costs to be met from development. Some examples from Schedule 2 are noted below. For each HUE the components are all added, as per Part 1, Table 1.

Summary of calculations

17.3 Tables 1 and 2 summarise the calculation of the charge per HUE for each activity and catchment added up at step 6. Schedules 1 and 2 provide information on each asset or programme including the information in steps 2 - 5.

Schedule 1 – Development contribution calculations

Schedule 1 provides the forecast future capital expenditure on assets or programmes attributable to new growth in accordance with section 201A of the LGA02. All figures exclude GST. All charges are provided in Part 1, Tables 1 and 2 of this policy. This Schedule has additional information about the total capital expenditure.

Schedule 1.A Citywide Infrastructure Contributions

Charges identified as being citywide for projects with a citywide benefit, which are not attributable to specific catchments. DCs for community infrastructure were added in 2022 in accordance with the LGA02. These are all identified as citywide charges. Some could be considered under “Parks and Reserves” and may be reclassified in future. The classification in “Parks and Reserves” or “Community Infrastructure” does not change the part liable for DCs or total DCs.

There are no community infrastructure charges for non-residential development.

Activity	Total Cost of Capital Works ($000)	Total Growth Component to be funded by DCs ($000)	Citywide DCs $ per HUE
Community Infrastructure	129,042	24,612	$1,207
Parks and Reserves -City Wide	100,140	100,140	$2,132
Transport - City Wide	432,473	227,362	$3,280
Storm Water - City Wide	1,669	1,669	$49
Wastewater - City Wide	7,721	7,721	$272
Water Supply - City Wide	40,612	40,612	$637
Total	**711,677**	**402,136**	**$7,578**

Schedule 1.B Water supply (by catchment)

Water Supply Catchment	Total Cost of Capital Works ($000)	Total Growth Component to be funded by DCs ($000)	DCs per HUE ($)
Central and Coastal	94,652	10,485	5,472

Schedule 1.C Transport

Two traffic and roading catchments apply to new roads related to the Northern Growth Management Plan. Three roading and Traffic transport catchments recognise areas of the city where significant local investment has occurred or is planned to meet local growth. These are the Pipitea precinct around the port and rail yards land at the northern gateway to the city, and around Adelaide Road and Johnsonville Town Centre.

Catchment	Total Cost of Capital Works ($000)	Total Growth Component to be funded by DCs ($000)	DCs per HUE ($)
Churton - Stebbings	23,025	10,845	10,371
Grenada - Lincolnshire	15,427	9,132	29,931
Pipitea Precinct	11,409	7,741	3,006
Adelaide Road	3,795	1,081	1,904
Johnsonville Town Centre	12,684	3,040	3,691

Schedule 1.D Reserves

Reserves charges are made citywide and by Inner City Parks Pipitea Precinct and Grenada-Lincolnshire in view of new purchases.

There are no reserves charges for non-residential development.

Catchment	Total Cost of Capital Works ($000)	Total Growth Component to be funded by DCs ($000)	DCs per HUE
Inner City Parks (includes Pipitea)	13,276	13,276	8,650

Schedule 2: Assets and programmes funded by development contributions

Provides the capital expenditure incurred on assets and programmes attributable to new growth constructed in anticipation of growth, in accordance with section 201A of the LGA02. All figures exclude GST.

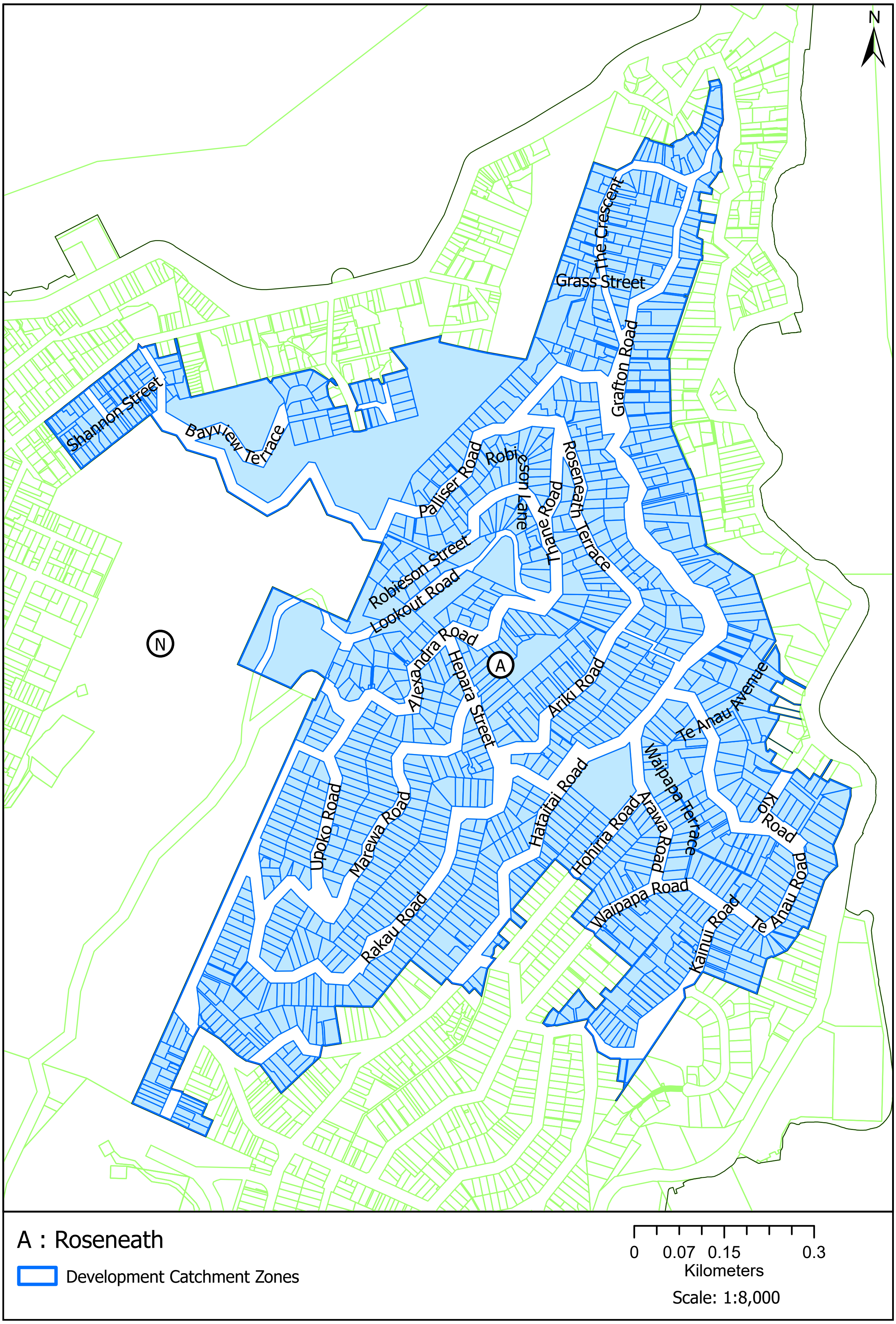
Development Contribution Category	Purpose	Name	Description	Project Reference	Catchment	Total Cost of Capital Works ($000)	Total Growth component to be funded by DCs ($000)	Total Cost of Capital Works to be funded from other sources ($000)	Growth %
Community Facilities									
Community facilities	Recreation Centres	Recreation Management & Administration	Rec Centre Upgrades	2010432048	Citywide	$9,829	$9,829		100%
Community facilities	Community facilities	Aquatic Facility	Aquatic Facility	(CW) CI – Pools	Citywide	$89,709	$10,555	$78,554	11.7%
Community facilities	Community facilities	Burial & Cremation	Burial & Cremation	CX369	Citywide	$15,165	$896	$14,269	5.9%
Community facilities	Community facilities	Synthetic Turf Sportsfields	Synthetic Turf Sportsfields	CX507	Citywide	$14,339	$3,332	$11,006	23%
Parks & Reserves									
Parks & Reserves	Local Parks and Open Spaces	Recreation & Parks Planning	Bellmont Gully Lincolnshire Farms Reserve Property Purchase	2008132001	Citywide	$5,014	$5,014		100%
Parks & Reserves	Town belts	Parks Project Costs	PSR Town Belt & Reserves - Upgrades	2010352009	Citywide	$80	$80		100%
Parks & Reserves	Public Toilets	Parks Project Costs	Lincolnshire Stebbings Public Convenience	2008612063	Citywide	$577	$577		100%
Parks & Reserves	Walkways	Parks Project Costs	Lincolnshire Belmont	2010392010	Citywide	$1,175	$1,175		100%
Parks & Reserves	Local Parks and Open Spaces	Recreation & Parks Planning	Cemetery Land	2010302001	Citywide	$1,541	$1,541		100%
Parks & Reserves	Public spaces and centres development	Public Space Design	GNP – Central City Greening	2010652070	Citywide	$4,541	$4,541		100%
Parks & Reserves	Burials and Cremations	Cemetery & Crematorium	Makara Cemetery Expansion	2010572062	Citywide	$5,468	$5,468		100%
Parks & Reserves	Public spaces and centres development	Public Space Design	Pocket parks - 153 Cuba Street	2010672070	Citywide	$13,729	$13,729		100%
Parks & Reserves	Town belts	Parks Project Costs	PSR Town Belt & Reserves - Upgrades	2010352009	Citywide	$14,919	$14,919		100%
Parks & Reserves	Local Parks and Open Spaces	Recreation & Parks Planning	Land Purchases	2010312001	Citywide	$25,027	$25,027		100%

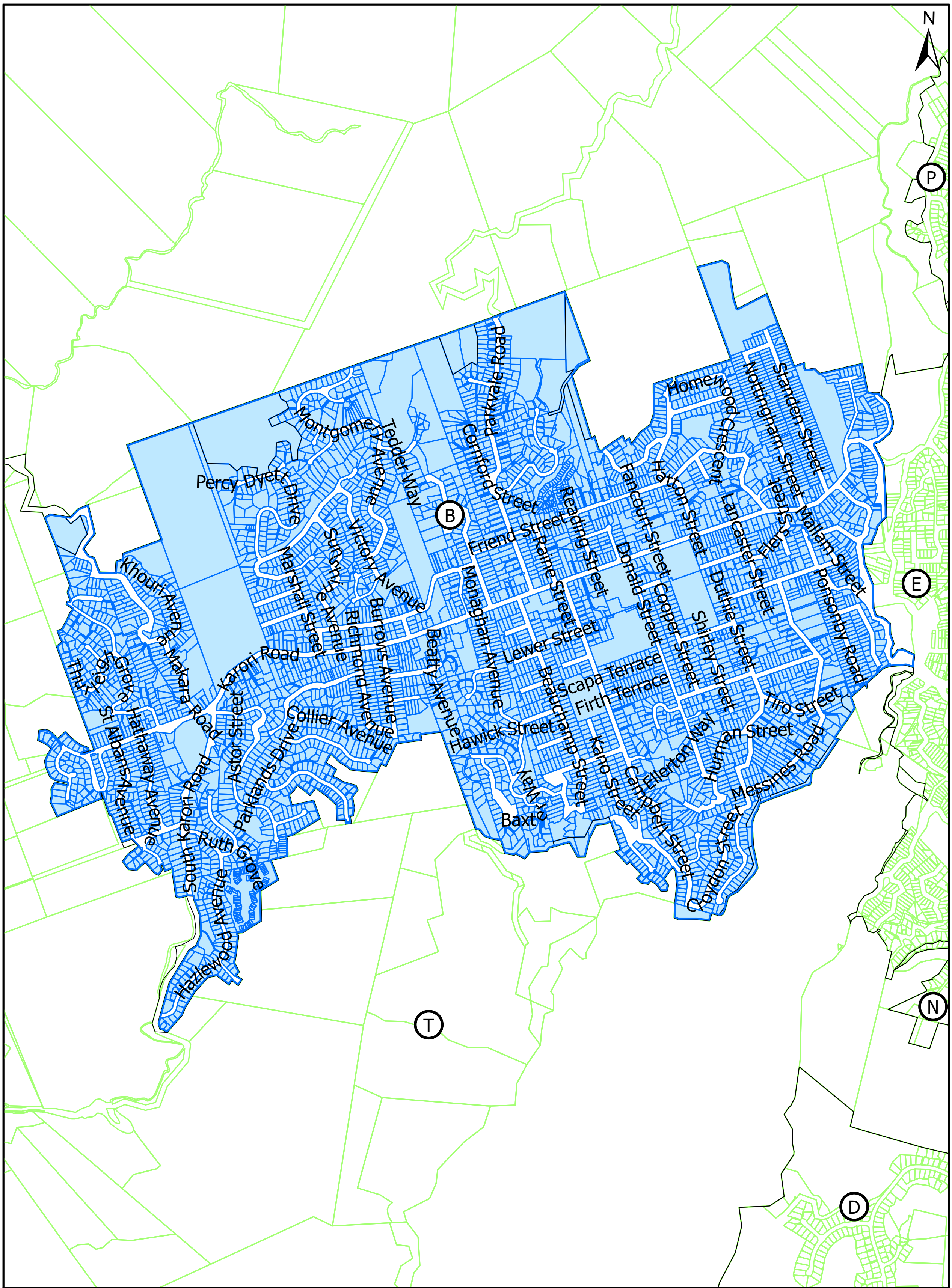
Parks & Reserves	Local Parks and Open Spaces	Parks Project Costs	Inner City Parks - Urban	2010692001	Citywide	$28,069	$28,069		100%
Parks & Reserves	Parks & Reserves Supply	Inner City - Waitangi Park	Inner City - Waitangi Park	(c) Parks and reserves	Q Inner city	$5,225	$5,225		100%
Parks & Reserves	Parks & Reserves Supply	Other Inner City Parks	Other Inner City Parks	(c) Parks and reserves	Q Inner city	$3,246	$3,246		100%
Parks & Reserves	Parks & Reserves	Inner City Parks	Cobblestone Park		Q (formerly coded KS)	$1,122	$1,122		100%
Parks & Reserves	Parks & Reserves	Inner City Parks	Clover Park		Q	$1,711	$1,711		100%
Parks & Reserves	Parks & Reserves	Inner City Parks	Hannahs Courtyard		Q	$7	$7		100%
Parks & Reserves	Parks & Reserves	Inner City Parks	Midland Park		Q	$870	$870		100%
Parks & Reserves	Parks & Reserves	Inner City Parks	Taranaki/Courtnay Park		Q	$1,056	$1,056		100%
Parks & Reserves	Parks & Reserves	Inner City Parks	Victoria/Manners Park		Q	$39	$39		100%
Stormwater									
Stormwater	Stormwater management	Storm Water	WCC SW Network Upgrades - Growth	2010582028	Citywide	$1,669	$1,669		100%
Transport									
Transport	Vehicle network	Transport Projects	2087 Petone to Grenada Link	2007472087	Citywide	$1,683	$996	$687	59%
Transport	Vehicle network	Transport Projects	2087 John Sims Connection	2007492087	Citywide	$3,016	$1,785	$1,231	59%
Transport	Vehicle network	Transport Projects	2087 McLintlock St Link	2007502087	Citywide	$4,628	$2,740	$1,888	59%
Transport	Vehicle network	Transport Projects	2087 Woodridge to Lincolnshire	2001972087	J Grenada-Lincolnshire	$6,938	$4,107	$2,831	59%
Transport	Vehicle network	Transport Projects	2087 Tawa Upper Stebbings	2003752087	I Churton-Stebbings	$7,718	$4,569	$3,149	59%
Transport	Vehicle network	Transport Projects	2087 Mark Ave to Lincolnshire	2003742087	J Grenada-Lincolnshire	$8,489	$5,025	$3,464	59%
Transport	Lets Get Wellington Moving	LGWM – Early Delivery	Thorndon Quay and Hutt Road	2010152142	Citywide	$22,878	$11,210	$11,668	49%
Transport	Vehicle network	Transport Projects	2087 Mark Ave to Grenada North	2007482087	Citywide	$55,714	$32,983	$22,731	59%
Transport	Vehicle network	Transport Projects	2087 Ohariu to Westchester	2007512087	Citywide	$86,445	$51,175	$35,270	59%
Transport	Lets Get Wellington Moving	LGWM – City Street Project	Pre Implementation – City Streets Programme	2011262141	Citywide	$113,911	$55,816	$58,095	49%

Transport	Lets Get Wellington Moving	LGWM – Early Delivery	Golden Mile	2010142142	Citywide	$144,198	$70,657	$73,541	49%
Transport	Transport Supply	I	Churton - Stebbings	(c) Transport	I Churton-Stebbings	$15,307	$6,276	$9,031	41%
Transport	Transport Supply	J	Grenada - Lincolnshire	(c) Transport	J Grenada-Lincolnshire	$25,309	$17,969	$7,340	71%
Transport	Transport Supply	KN	Pipitea Precinct	(c) Transport	KN	$11,409	$7,741	$3,668	68%
Transport	Transport Supply	R	Johnsonville Town Centre	(c) Transport	R Johnsonville Town Centre	$12,684	$3,040	$9,644	24%
Transport	Transport Supply	S	Adelaide Road	(c) Transport	S Adelaide Road	$3,795	$1,081	$1,349	42%
Wastewater									
Wastewater	Sewage collection and disposal network	Water Waste (Sewer)	WCC WW Network Upgrades - Growth	2010612024	Citywide	$7,721	$7,721		100%
Water Supply									
Water Supply	Water Network	Potable Water	WCC PW Reservoir Upgrades - Growth	2010602020	Citywide	$40,612	$40,612		100%
Water Supply	Water Supply	N Central & Coastal	Water catchment charges	CX126/127	N Central & Coastal	$94,652	$10,485		11%

PART 3 POLICY CATCHMENT MAPS

Absolutely Positively Wellington City Council
Me Heke Ki Pōneke





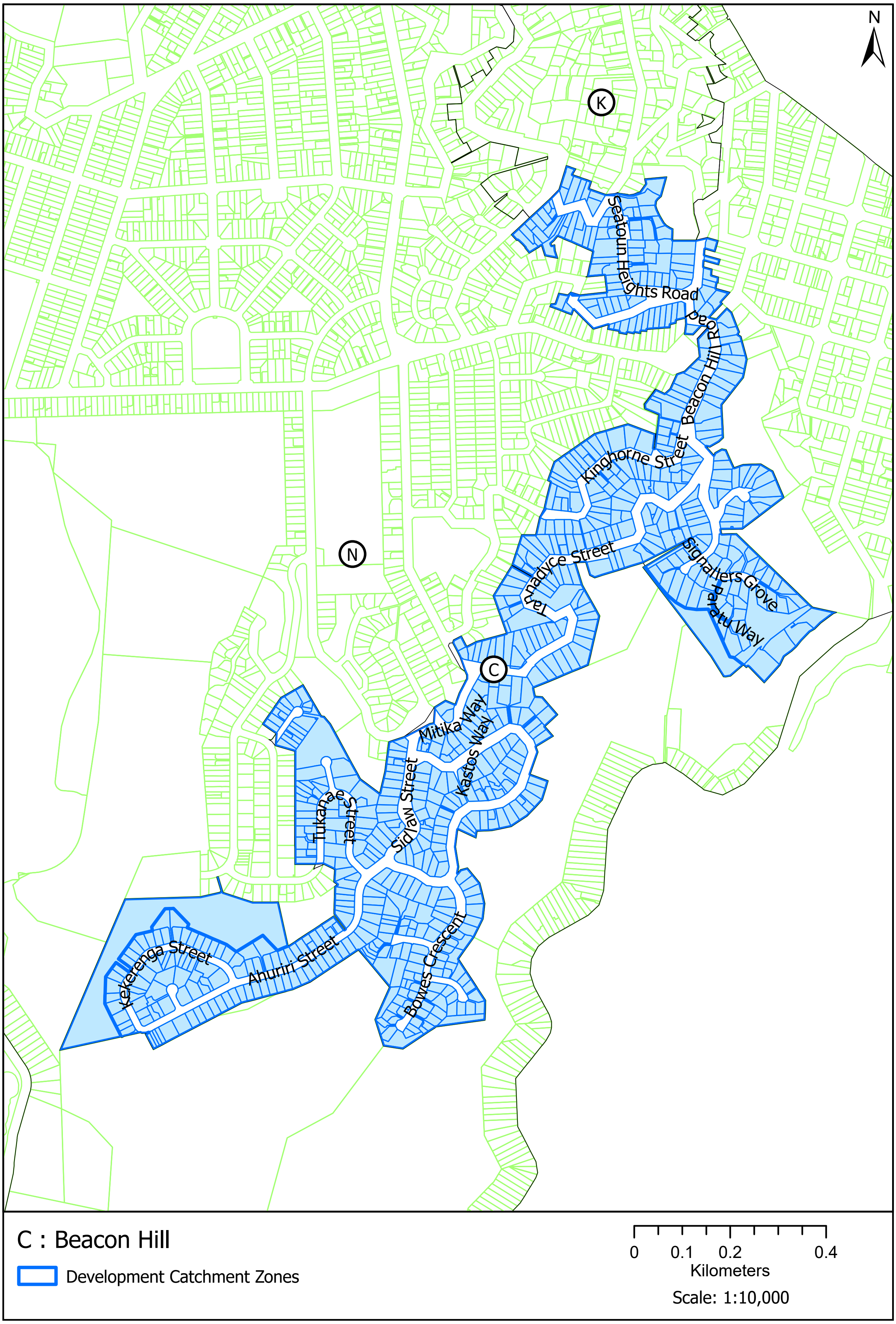
B : Karori

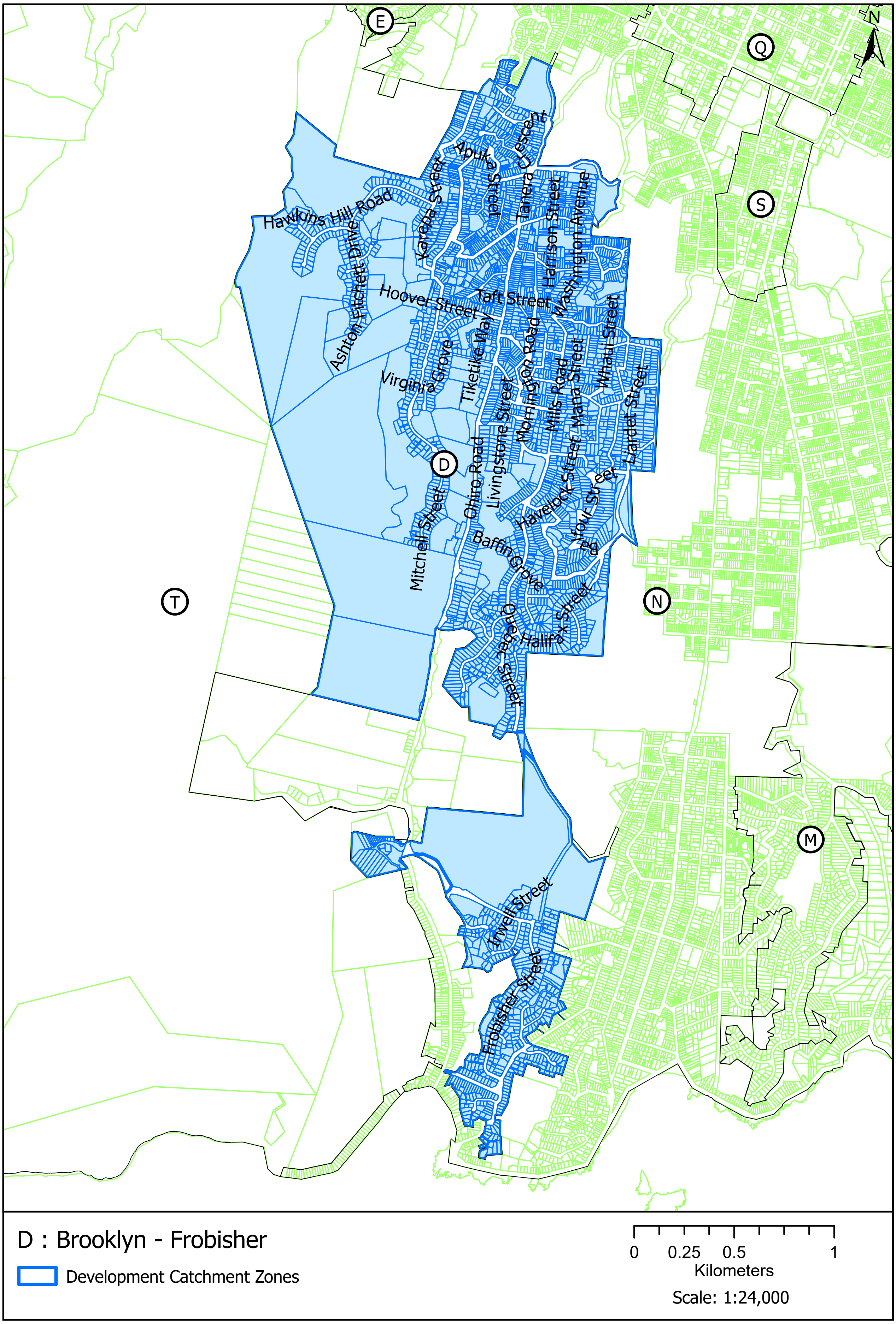
Development Catchment Zones

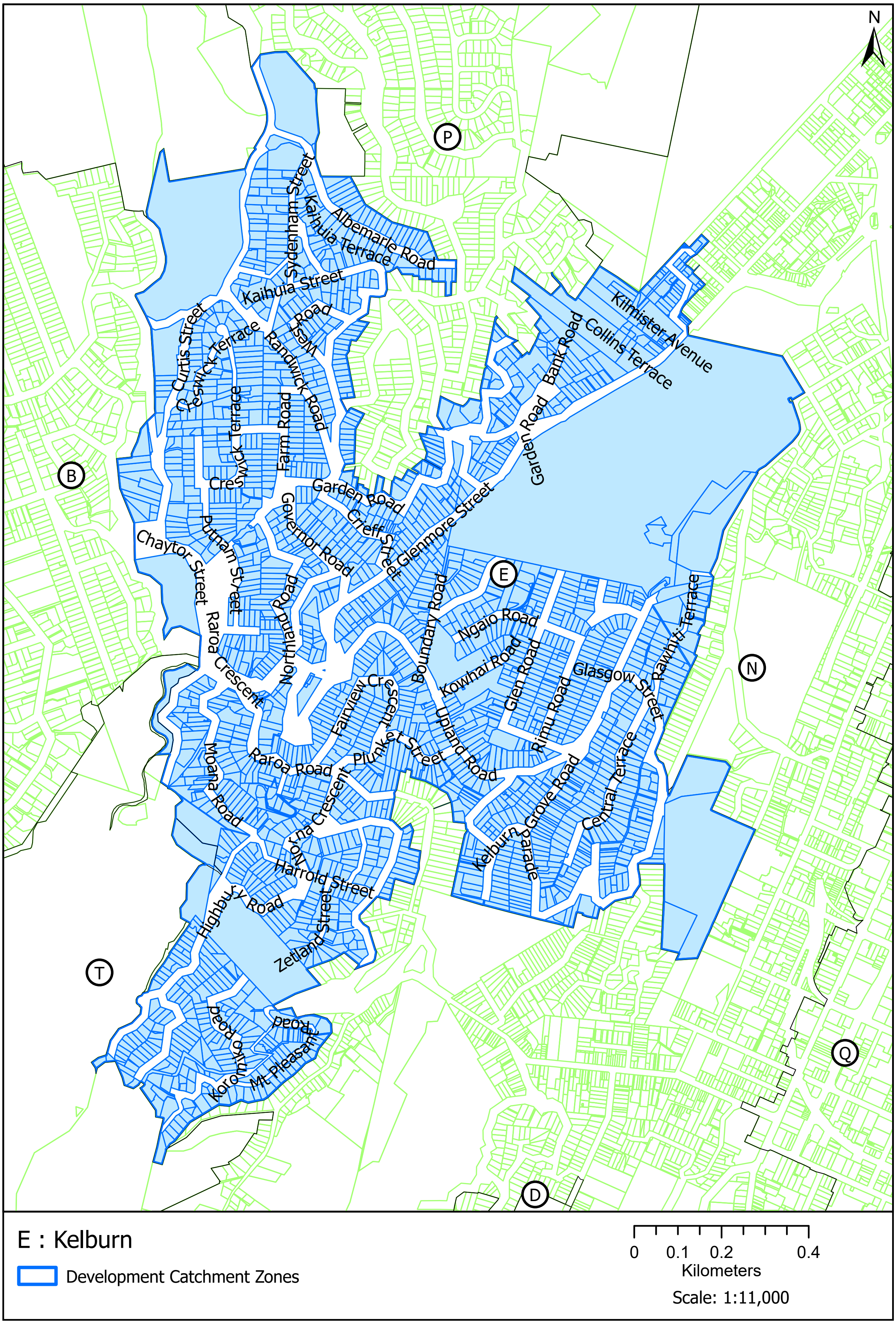
0 0.2 0.4 0.8
Kilometers

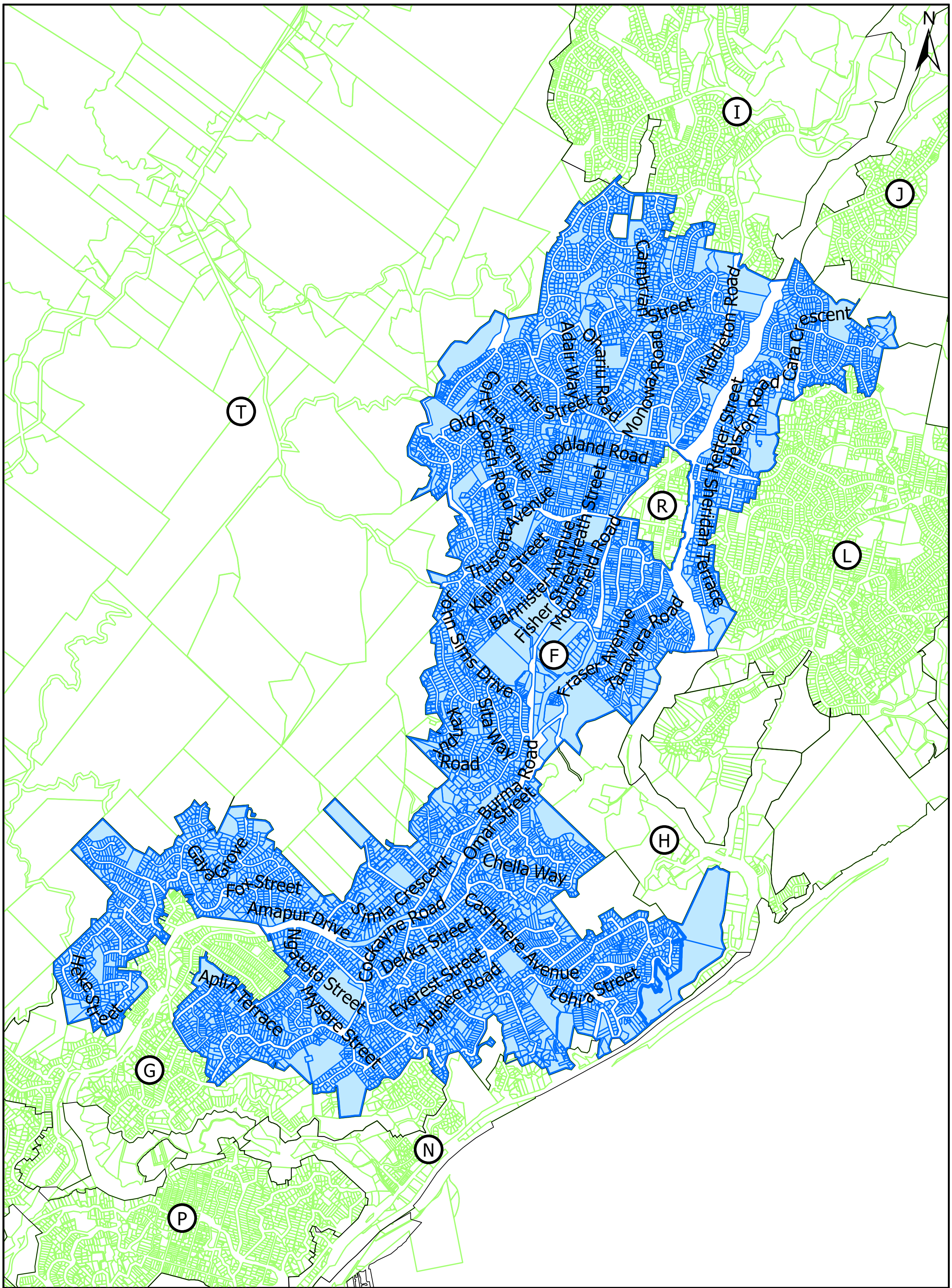
Scale: 1:19,000

Absolutely Positively Wellington City Council
Me Heke Ki Pōneke




E
Q
S
N
D
T
M
N
Hawkins Hill Road
Ashton Fitchett Drive
Karepa Street
Apuka Street
Tanera Crescent
Harrison Street
Washington Avenue
Hoover Street
Taft Street
Virginia Grove
Tiketike Way
Morrington Road
Whaui Street
Mills Road
Mana Street
Livingstone Street
Ohiro Road
Lardet Street
Mitchell Street
Havelock Street
Baffin Grove
Halifax Street
Quebec Street
Irwell Street
Frobisher Street
D : Brooklyn - Frobisher
Development Catchment Zones
0
0.25
0.5
1
Kilometers
Scale: 1:24,000


N
P
B
E
N
T
Q
D
Albemarle Road
Kaihuia Terrace
Sydenham Street
Kaihuia Street
Curtis Street
Randwick Road
Farm Road
Creswick Terrace
Garden Road
Crieff Street
Glenmore Street
Governor Road
Chaytor Street
Putnam Street
Raroa Crescent
Northland Road
Boundary Road
Ngaio Road
Kowhai Road
Glen Road
Glasgow Street
Rawhiti Terrace
Bank Road
Collins Terrace
Kilmister Avenue
Upland Road
Plunket Street
Fairview Crescent
Raroa Road
Moana Road
Harrold Street
Highbury Road
Zetland Street
Rimu Road
Grove Road
Central Terrace
Kelburn Parade
Mt Pleasant Road
Korimako Road
Koromiko Road
E : Kelburn
Development Catchment Zones
0 0.1 0.2 0.4
Kilometers
Scale: 1:11,000

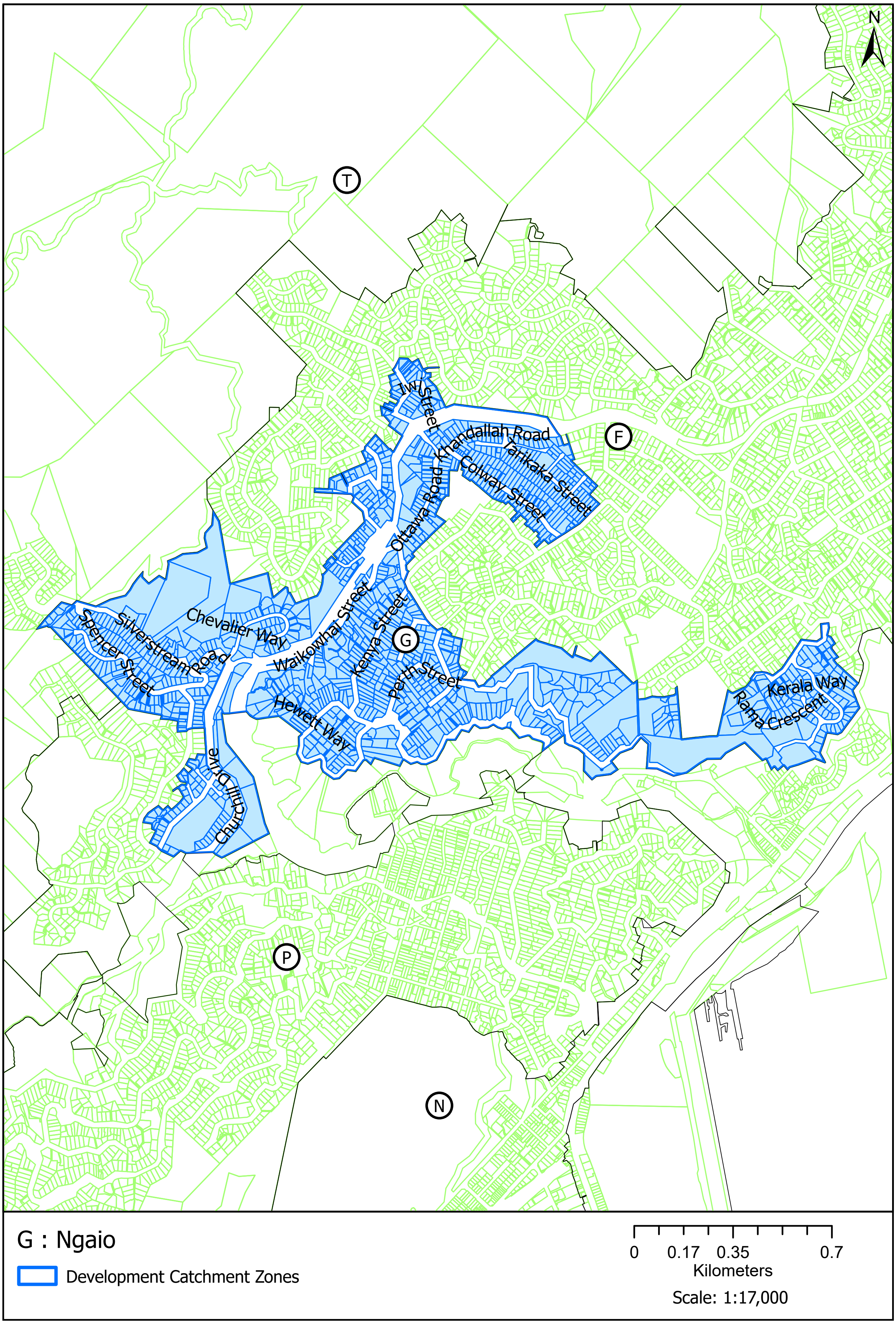


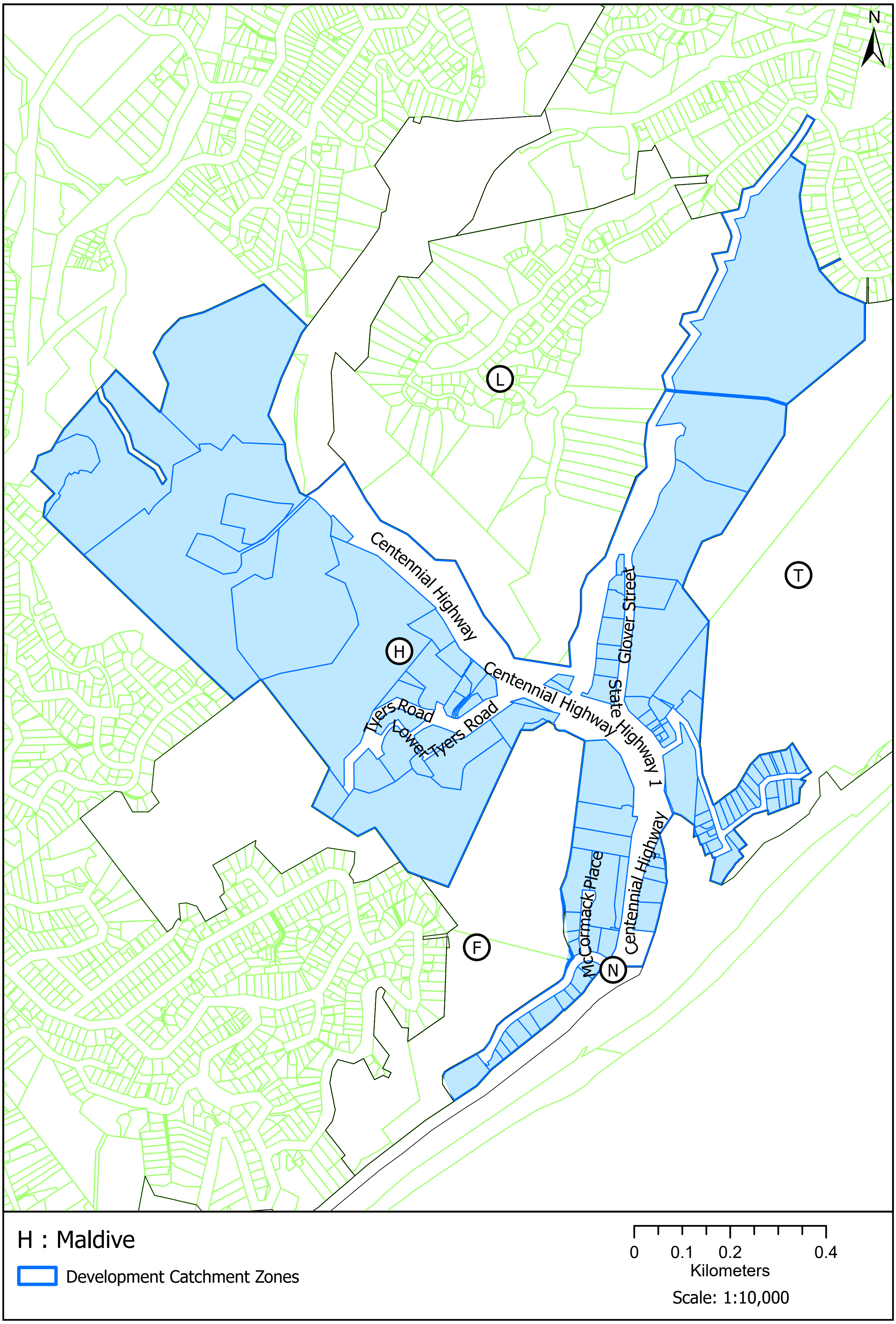
F : Johnsonville - Onslow

Development Catchment Zones

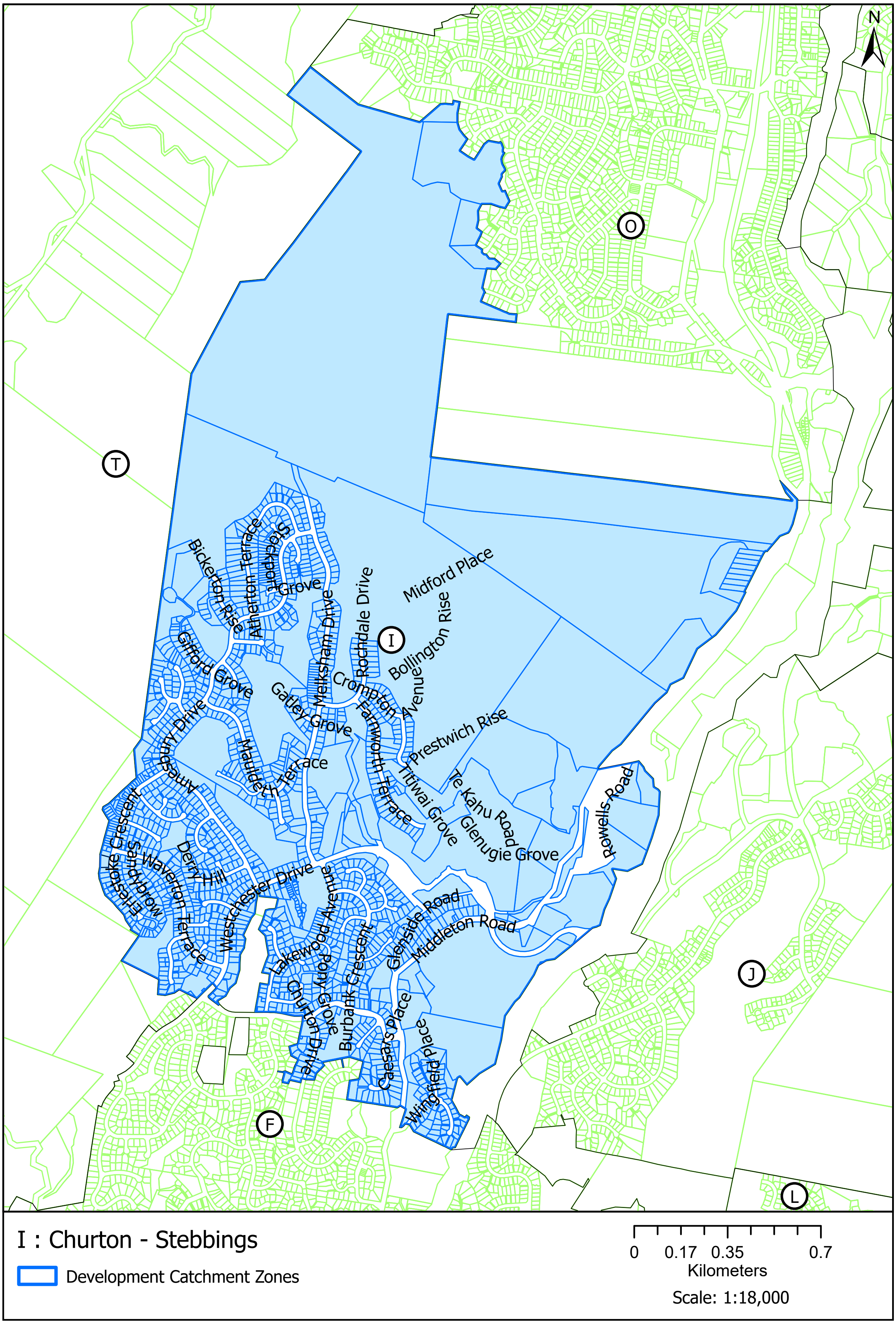
0 0.3 0.6 1.2
Kilometers

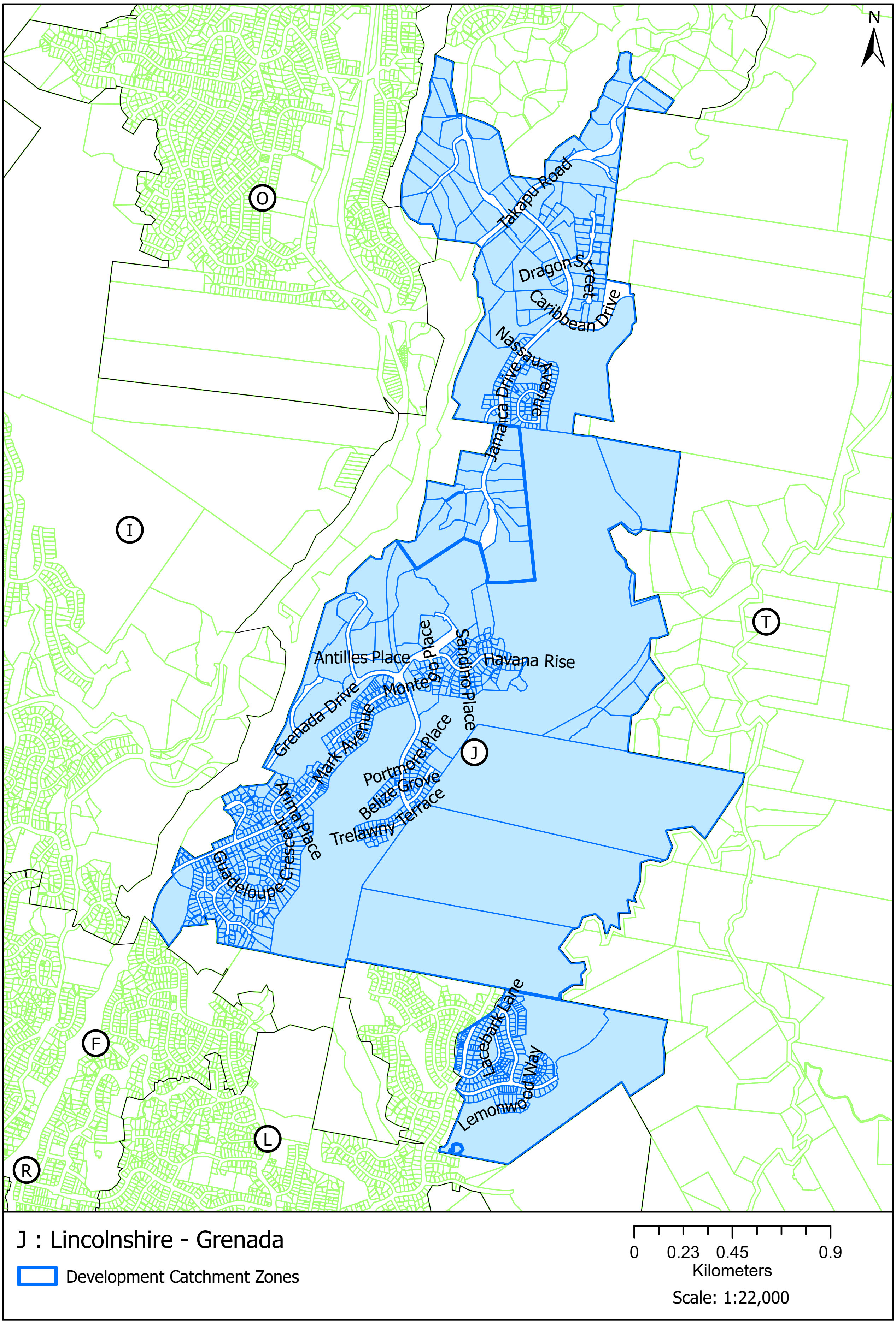
Scale: 1:30,000


N
T
F
G
P
N
Iwi Street
Khandallah Road
Tankaka Street
Colway Street
Ottawa Road
Chevalier Way
Silverstream Road
Spencer Street
Waikowhai Street
Kenya Street
Perth Street
Hewett Way
Churchill Drive
Kerala Way
Rama Crescent
G : Ngaio
Development Catchment Zones
0 0.17 0.35 0.7
Kilometers
Scale: 1:17,000

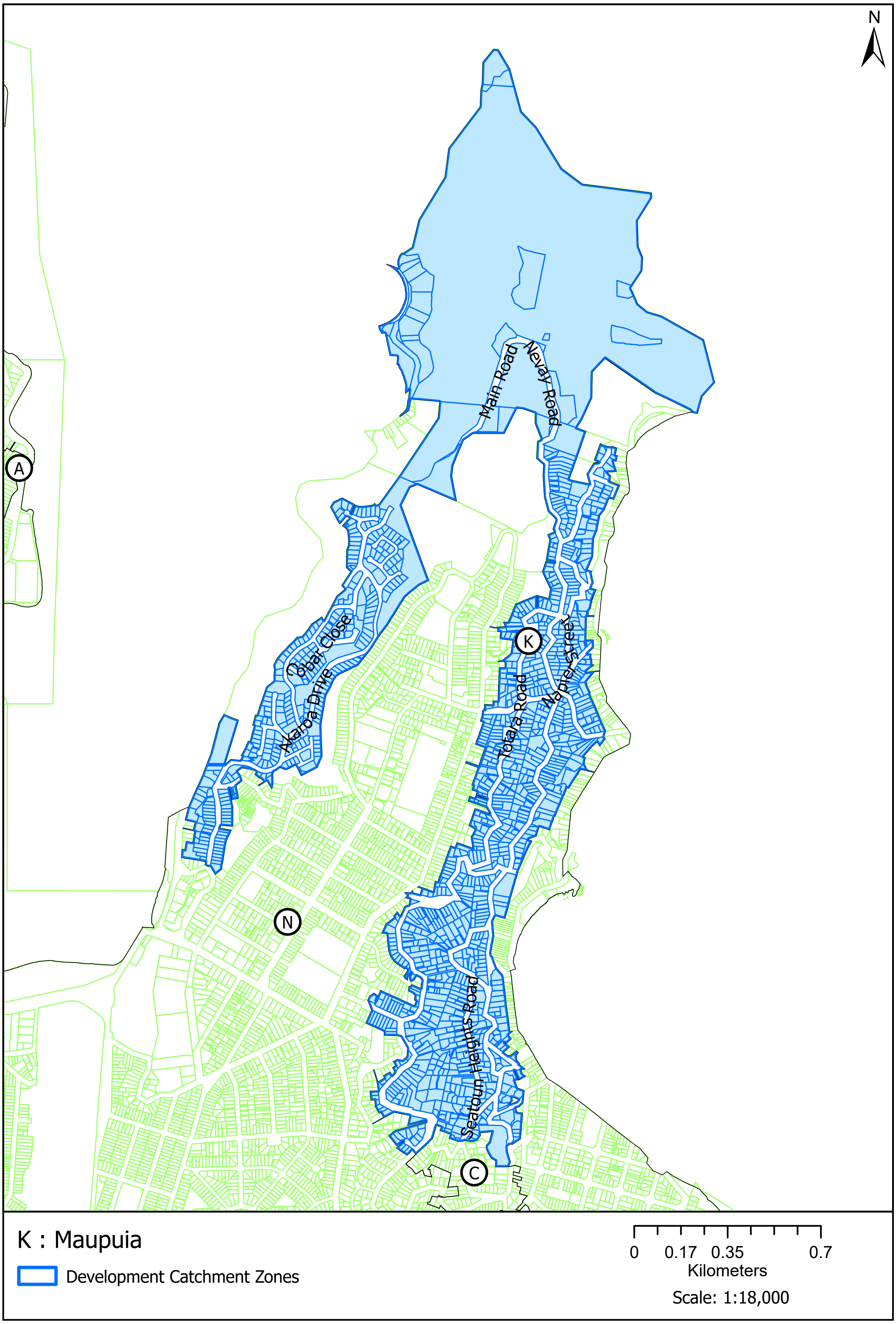


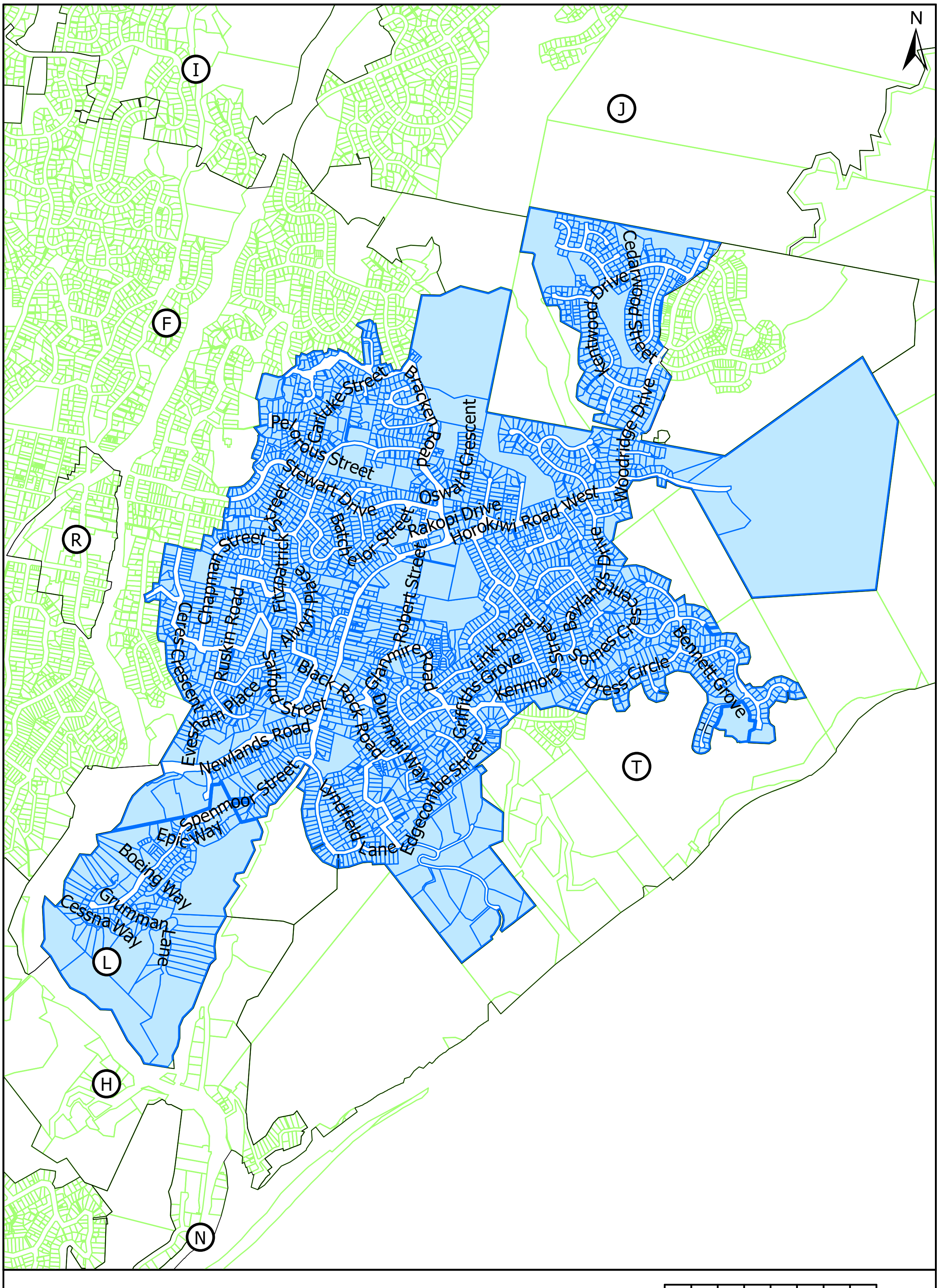
N
L
T
H
F
N
Centennial Highway
Centennial Highway
Centennial Highway
Glover Street
State Highway 1
Tyers Road
Lower Tyers Road
McCormack Place
H : Maldive
Development Catchment Zones
0
0.1
0.2
0.4
Kilometers
Scale: 1:10,000


N
O
T
I
J
F
L
Bickerton Rise
Atherton Terrace
Stockport Grove
Gifford Grove
Melksham Drive
Rochdale Drive
Midford Place
Bollington Rise
Crompton Avenue
Gatley Grove
Farnworth Terrace
Amesbury Drive
Mauldeth Terrace
Prestwich Rise
Titiwai Grove
Te Kahu Road
Glenugie Grove
Rowells Road
Ernestoke Crescent
Sandybrow
Waverton Terrace
Derry Hill
Westchester Drive
Lakewood Avenue
Glenside Road
Middleton Road
Pony Grove
Churton Drive
Burbank Crescent
Caesars Place
Wingfield Place
I : Churton - Stebbings
Development Catchment Zones
0
0.17
0.35
0.7
Kilometers
Scale: 1:18,000



N
O
I
T
J
F
L
R
Takapu Road
Dragon Street
Caribbean Drive
Nassau Avenue
Jamaica Drive
Antilles Place
Montego Place
Sandino Place
Havana Rise
Grenada Drive
Mark Avenue
Portmore Place
Belize Grove
Trelawny Terrace
Antina Place
Guadeloupe Crescent
Lacebark Lane
Lemonwood Way
J : Lincolnshire - Grenada
Development Catchment Zones
0 0.23 0.45 0.9
Kilometers
Scale: 1:22,000

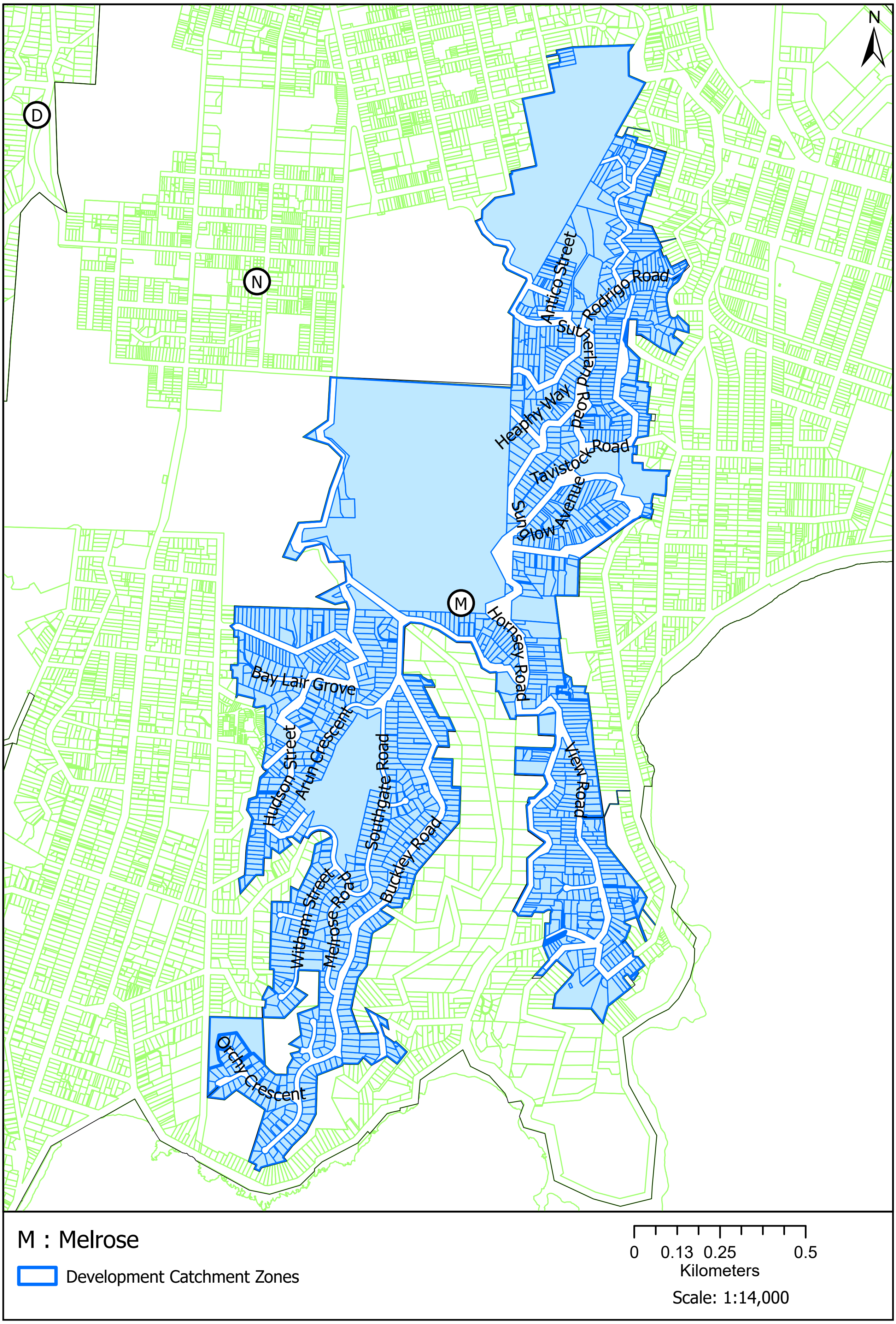

N
Main Road
Nevay Road
Obar Close
Maroa Drive
Totara Road
Napier Street
Seatoun Heights Road
A
K
N
C
K : Maupuia
Development Catchment Zones
0 0.17 0.35 0.7
Kilometers
Scale: 1:18,000

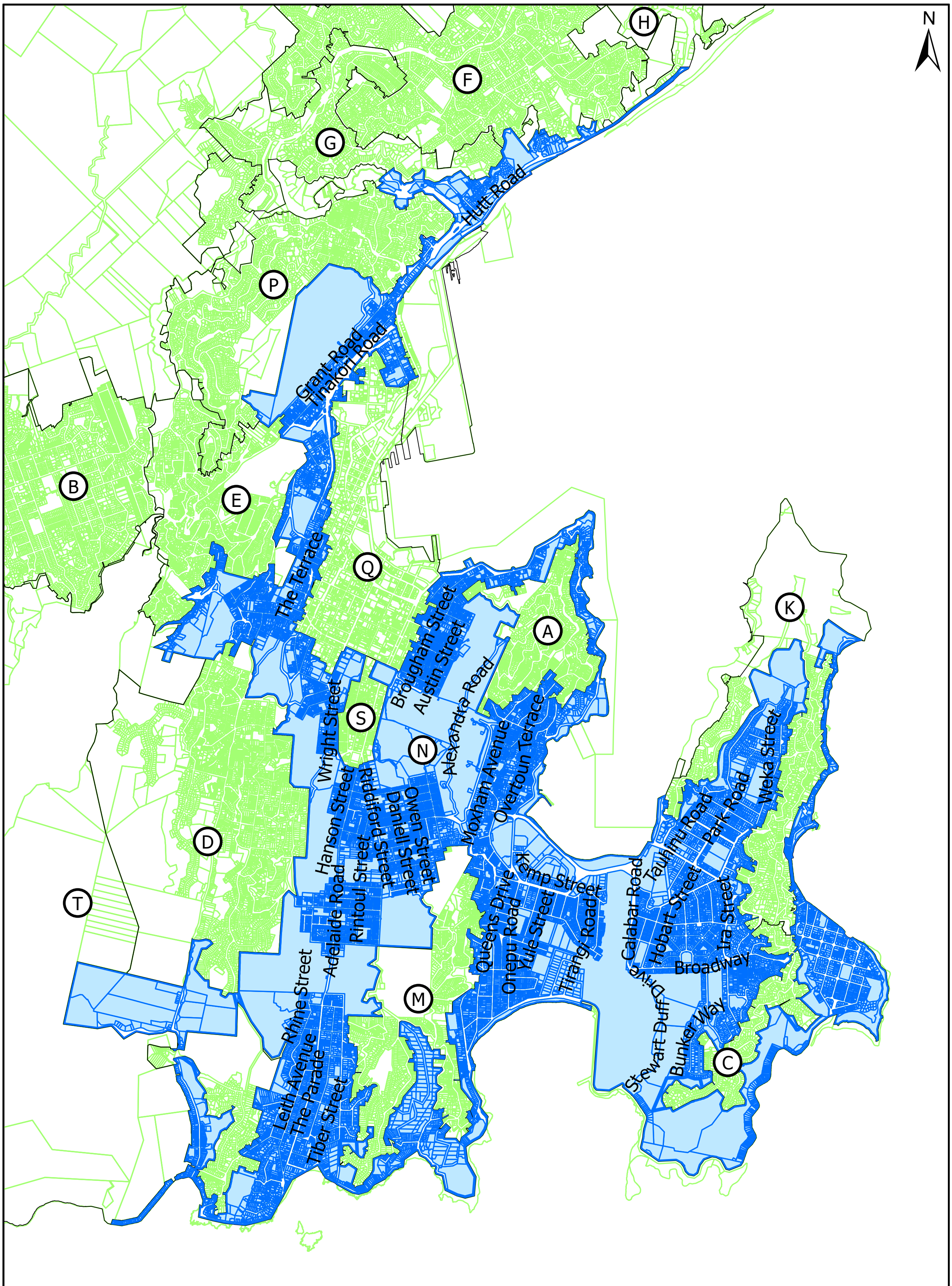


L : Newlands

Development Catchment Zones

0 0.2 0.4 0.8
Kilometers
Scale: 1:19,000

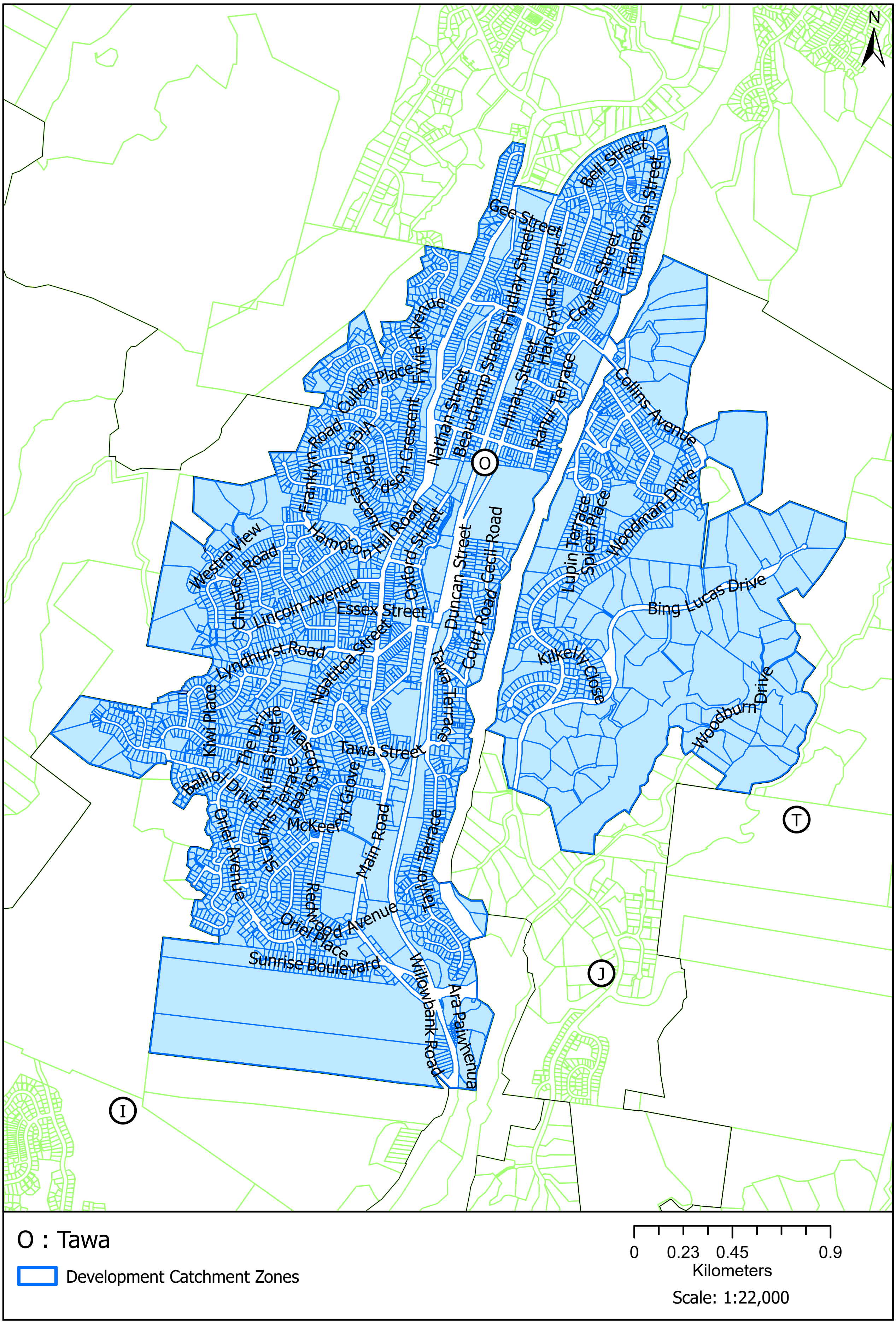

N
D
N
M
Antico Street
Rodrigo Road
Sutherland Road
Heaphy Way
Tavistock Road
Sunglow Avenue
Hornsey Road
Bay Lair Grove
Hudson Street
Arun Crescent
Southgate Road
View Road
Buckley Road
Witham Street
Melrose Road
Orchy Crescent
M : Melrose
Development Catchment Zones
0 0.13 0.25 0.5
Kilometers
Scale: 1:14,000

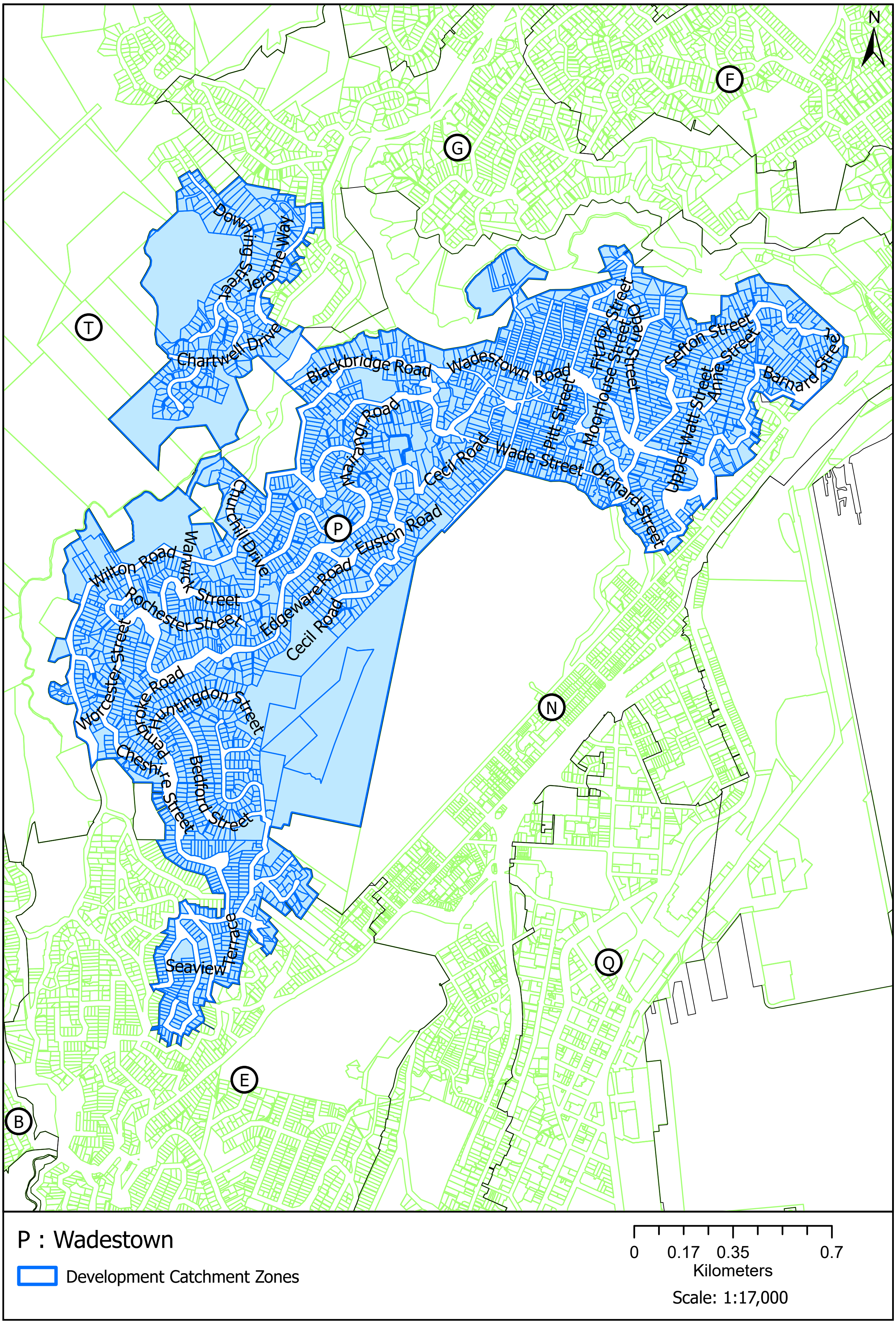


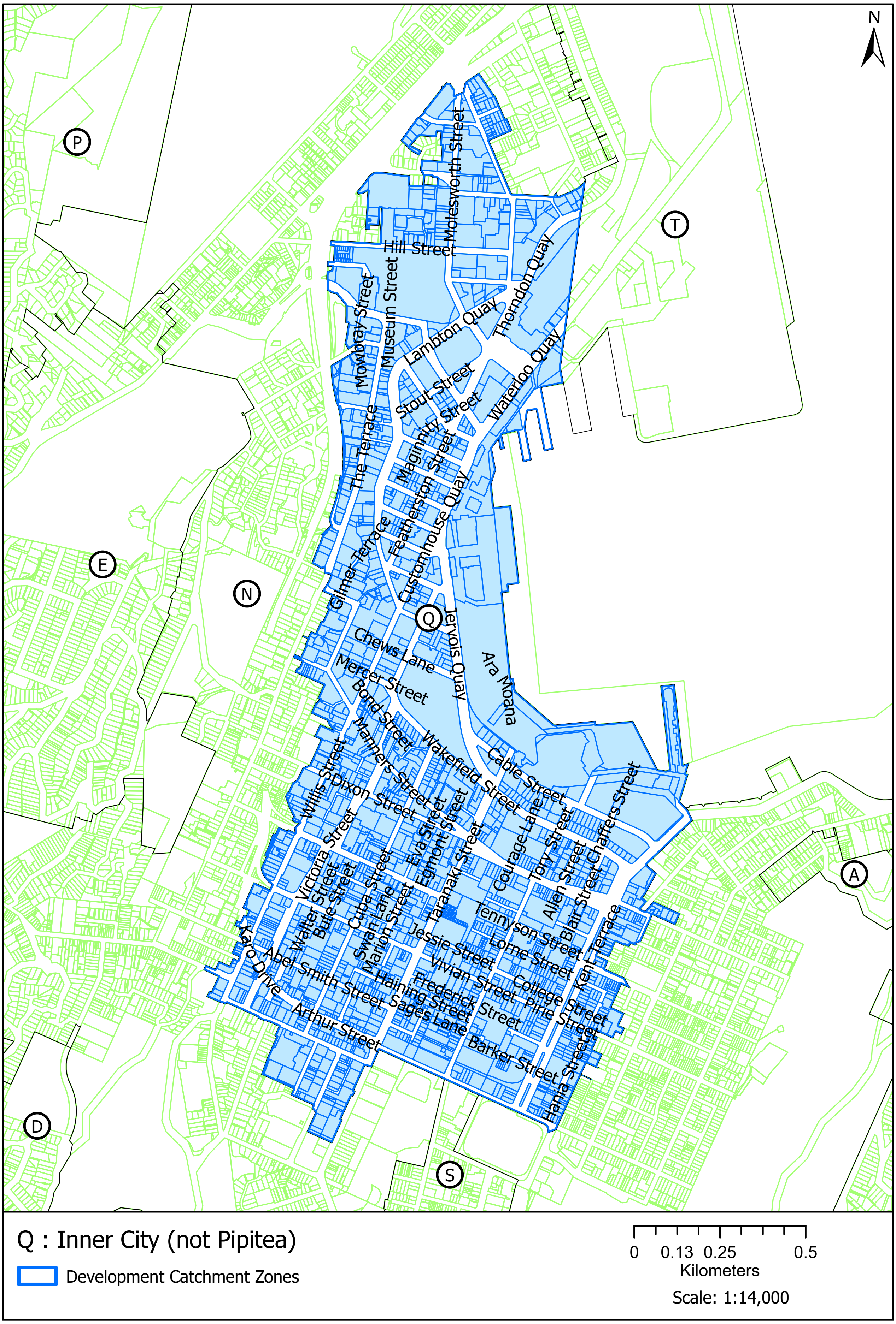
N : Central & Coastal

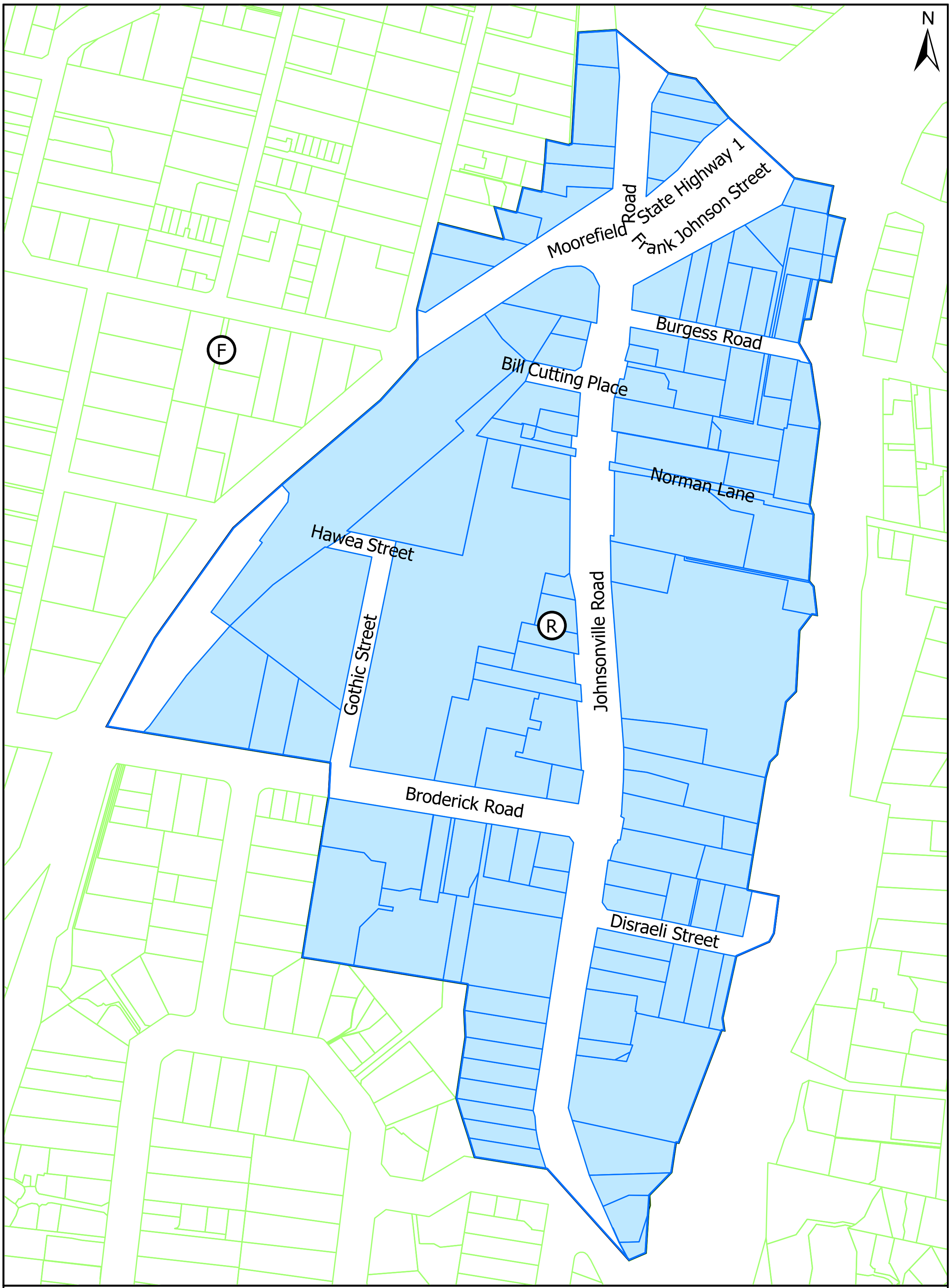
Development Catchment Zones

0 0.5 1 2
Kilometers
Scale: 1:49,000


O : Tawa
Development Catchment Zones
0 0.23 0.45 0.9
Kilometers
Scale: 1:22,000
N
O
T
J
I
Bell Street
Tremewan Street
Gee Street
Findlay Street
Handyside Street
Coates Street
Fyvie Avenue
Cullen Place
Beauchamp Street
Hinau Street
Ranui Terrace
Nathan Street
Collins Avenue
Franklyn Road
Davidson Crescent
Woodman Drive
Spicer Place
Lupin Terrace
Hampton Hill Road
Oxford Street
Cecil Road
Duncan Street
Westra View
Chester Road
Lincoln Avenue
Essex Street
Court Road
Bing Lucas Drive
Lyndhurst Road
Ngatitoa Street
Tawa Terrace
Kilkerly Close
Woodburn Drive
Kiwi Place
The Drive
Tawa Street
Balliol Drive
Mascot Street
Main Road
Taylor Terrace
Oriel Avenue
McKeen
Redwood Avenue
Oriel Place
Sunrise Boulevard
Willowbank Road
Ara Paiwhenua


N
F
G
T
P
N
Q
E
B
Downing Street
Jerome Way
Chartwell Drive
Blackbridge Road
Wadestown Road
Fitzroy Street
Orari Street
Moorhouse Street
Pitt Street
Sefton Street
Anne Street
Barnard Street
Upper Watt Street
Wade Street
Orchard Street
Cecil Road
Marangi Road
Churchill Drive
Euston Road
Edgeware Road
Wilton Road
Warwick Street
Rochester Street
Worcester Street
Pembroke Road
Huntingdon Street
Cheshire Street
Bedford Street
Seaview Terrace
P : Wadestown
Development Catchment Zones
0 0.17 0.35 0.7
Kilometers
Scale: 1:17,000


N
P
T
E
N
Q
A
D
S
Hill Street
Molesworth Street
Mowbray Street
Museum Street
Thorndon Quay
Lambton Quay
Waterloo Quay
Stout Street
Maginnity Street
The Terrace
Featherston Street
Customhouse Quay
Gilmer Terrace
Chews Lane
Jervois Quay
Ara Moana
Mercer Street
Bond Street
Wakefield Street
Cable Street
Manners Street
Willis Street
Dixon Street
Eva Street
Egmont Street
Victoria Street
Taranaki Street
Courage Lane
Tory Street
Allen Street
Blair Street
Chaffers Street
Walter Street
Bute Street
Cuba Street
Swan Lane
Marion Street
Tennyson Street
Kent Terrace
Jessie Street
Lorne Street
Karo Drive
Abel Smith Street
Vivian Street
College Street
Haining Street
Frederick Street
Pirie Street
Sages Lane
Arthur Street
Barker Street
Hania Street
Q : Inner City (not Pipitea)
Development Catchment Zones
0 0.13 0.25 0.5
Kilometers
Scale: 1:14,000



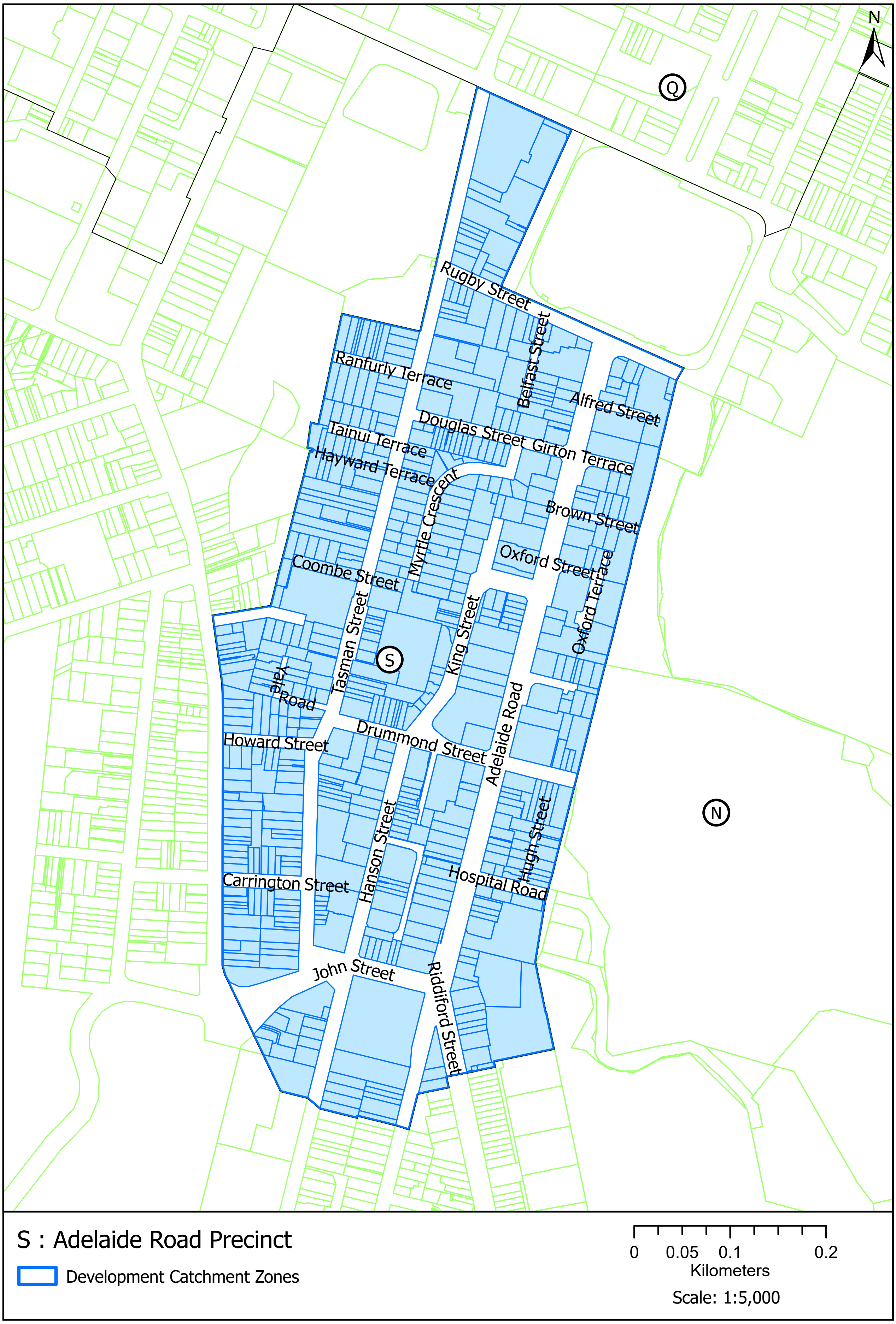
R : Johnsonville Town Centre

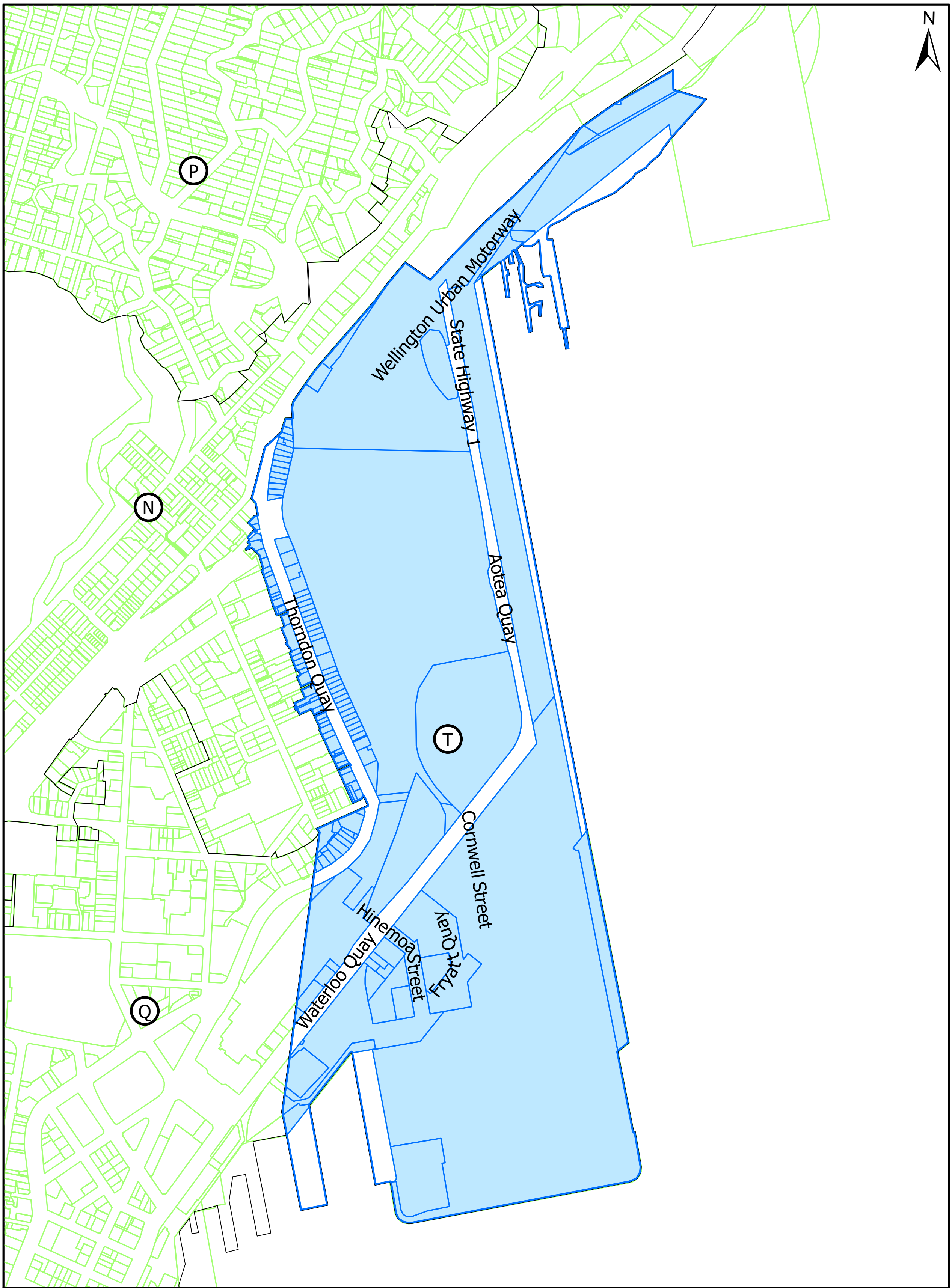
Development Catchment Zones

0 0.03 0.06 0.12
Kilometers

Scale: 1:3,000

Absolutely Positively Wellington City Council
Me Heke Ki Pōneke





T : Pipitea Precinct

Development Catchment Zones

0 0.1 0.2 0.4
Kilometers

Scale: 1:10,000

Prospective Statement of Comprehensive Revenue and Expense - Wellington City Council

	2023/24 AP	2024/25 LTP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's
REVENUE											
Rates	481,110	562,490	618,613	694,833	740,264	786,719	827,020	874,732	910,261	960,148	1,004,183
Revenue from operating activities											
Development contributions	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Grants, subsidies and reimbursements	184,634	207,647	169,592	115,725	66,775	63,460	51,230	50,864	52,845	54,310	52,824
Other operating activities	174,811	193,722	202,699	205,217	211,315	218,030	223,071	229,259	235,557	241,370	247,246
Investments revenue	22,427	21,867	26,719	31,794	35,764	39,305	43,817	45,891	46,878	47,956	49,534
Vested assets and other revenue	2,063	2,105	1,614	1,252	1,278	1,304	1,329	3,618	1,819	1,405	1,430
Fair value movements - gains	13,883	8,175	6,424	7,007	7,299	7,079	6,589	6,386	6,188	5,993	5,993
Finance revenue	13	100	102	104	69	71	111	113	115	76	77
Gains on sale of investments in associates	-	-	-	474,225	-	-	-	-	-	-	-
TOTAL REVENUE	**882,441**	**999,606**	**1,029,263**	**1,533,657**	**1,066,264**	**1,119,468**	**1,156,667**	**1,214,363**	**1,257,163**	**1,314,758**	**1,364,787**
EXPENSE											
Finance expense	60,972	72,442	71,542	74,711	84,154	91,484	98,401	105,537	112,896	123,545	124,934
Expenditure on operating activities	560,161	606,191	628,154	655,914	673,434	681,296	699,132	719,987	744,214	766,759	790,166
Depreciation and amortisation expense	196,468	222,636	246,385	274,731	308,678	339,294	365,261	394,998	412,227	434,427	466,041
TOTAL EXPENSE	**817,601**	**901,269**	**946,081**	**1,005,356**	**1,066,266**	**1,112,074**	**1,162,794**	**1,220,522**	**1,269,337**	**1,324,731**	**1,381,141**
NET SURPLUS FOR THE YEAR	**64,840**	**98,337**	**83,182**	**528,301**	**(2)**	**7,394**	**(6,127)**	**(6,159)**	**(12,174)**	**(9,973)**	**(16,354)**
OTHER COMPREHENSIVE INCOME											
Fair value movement - property, plant and equipment (net)	-	205,684	196,479	705,239	249,981	260,736	826,329	288,047	318,520	989,915	308,041
Share of equity accounted surplus from associates	-	-	-	-	-	-	-	-	-	-	-
TOTAL OTHER COMPREHENSIVE INCOME	**-**	**205,684**	**196,479**	**705,239**	**249,981**	**260,736**	**826,329**	**288,047**	**318,520**	**989,915**	**308,041**
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**64,840**	**304,021**	**279,661**	**1,233,540**	**249,979**	**268,130**	**820,202**	**281,888**	**306,346**	**979,942**	**291,687**

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

Prospective Statement of Financial Position - Wellington City Council

	2023/24 AP	2024/25 LTP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
ASSETS	**$000's**	**$000's**	**$000's**	**$000's**	**$000's**	**$000's**	**$000's**	**$000's**	**$000's**	**$000's**	**$000's**
Current Assets											
Cash and cash equivalents	40,330	45,431	42,283	40,301	43,535	49,814	46,811	45,696	47,524	44,953	42,150
Derivative financial assets	-	-	-	-	-	-	-	-	-	-	-
Receivables and recoverables	87,324	98,544	104,304	108,612	113,332	118,389	122,744	127,870	132,794	138,150	143,436
Prepayments	22,426	19,841	20,694	21,884	22,391	22,624	23,252	24,051	24,879	25,714	26,584
Other financial assets	205,716	327,500	316,500	351,000	330,000	365,000	376,000	385,000	396,000	391,000	384,000
Inventories	944	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013	1,013
Non-current assets classified as held for sale	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	**356,740**	**492,329**	**484,794**	**522,810**	**510,271**	**556,840**	**569,820**	**583,630**	**602,210**	**600,830**	**597,183**
Non Curent Assets											
Derivative financial assets	-	72,984	72,984	72,984	72,984	72,984	72,984	72,984	72,984	72,984	72,984
Other financial assets	87,488	62,404	67,829	564,166	566,910	580,080	592,586	604,625	617,170	626,124	624,477
Intangibles	50,832	33,434	34,233	33,321	33,340	33,557	35,677	37,872	40,258	42,221	43,831
Investment properties	308,427	310,665	317,089	324,096	331,395	328,474	325,063	321,449	317,637	313,630	319,623
Property, plant and equipment	11,029,147	11,822,068	12,300,653	13,170,670	13,526,848	13,864,969	14,762,162	15,104,596	15,489,262	16,410,173	16,641,192
Investment in controlled entities	5,998	5,998	5,998	5,998	5,998	5,998	5,998	5,998	5,998	5,998	5,998
Investment in associates and joint venture	19,474	19,384	19,384	1,609	1,609	1,609	1,609	1,609	1,609	1,609	1,609
Total Non Current Assets	**11,501,366**	**12,326,937**	**12,818,170**	**14,172,844**	**14,539,084**	**14,887,671**	**15,796,079**	**16,149,133**	**16,544,918**	**17,472,739**	**17,709,714**
Total Assets	**11,858,106**	**12,819,266**	**13,302,964**	**14,695,654**	**15,049,355**	**15,444,511**	**16,365,899**	**16,732,763**	**17,147,128**	**18,073,569**	**18,306,897**
LIABILITIES											
Current Liabilities											
Derivative financial liabilities	260	-	-	-	-	-	-	-	-	-	-
Exchange transactions and transfers payable	112,631	158,021	145,935	133,000	127,401	127,529	128,828	132,152	138,211	126,493	133,586
Deferred revenue	20,855	22,176	23,204	23,492	24,190	24,959	25,536	26,244	26,965	27,631	28,303
Borrowings	204,816	267,500	256,500	291,000	270,000	305,000	316,000	325,000	336,000	331,000	324,000
Employee benefit liabilities and provisions	13,364	12,587	12,795	12,922	13,242	13,504	13,754	13,983	14,253	14,513	14,779
Provisions for other liabilities	3,756	3,435	3,142	2,806	2,277	2,522	2,169	2,147	2,216	1,858	1,592
Total Current Liabilities	**355,682**	**463,719**	**441,576**	**463,220**	**437,110**	**473,514**	**486,287**	**499,526**	**517,645**	**501,495**	**502,260**
Non Curent Liabilities											
Derivative financial liabilities	523	-	-	-	-	-	-	-	-	-	-
Exchange transactions and transfers payable	-	-	-	-	-	-	-	-	-	-	-
Borrowings	1,591,343	1,934,377	2,162,368	2,301,355	2,432,123	2,523,931	2,613,179	2,685,729	2,776,509	2,739,680	2,680,812
Employee benefit liabilities and provisions	1,185	1,051	1,068	1,079	1,106	1,128	1,148	1,168	1,190	1,212	1,234
Provisions for other liabilities	27,802	28,395	26,567	25,075	24,112	22,904	22,049	21,216	20,314	19,770	19,492
Total Non Current Liabilities	**1,620,853**	**1,963,823**	**2,190,003**	**2,327,509**	**2,457,341**	**2,547,963**	**2,636,376**	**2,708,113**	**2,798,013**	**2,760,662**	**2,701,538**
Total Liabilities	**1,976,535**	**2,427,542**	**2,631,579**	**2,790,729**	**2,894,451**	**3,021,477**	**3,122,663**	**3,207,639**	**3,315,658**	**3,262,157**	**3,203,798**
Net Assets	**9,881,571**	**10,391,724**	**10,671,385**	**11,904,925**	**12,154,904**	**12,423,034**	**13,243,236**	**13,525,124**	**13,831,470**	**14,811,412**	**15,103,099**
Equity											
Accumulated funds and retained earnings	5,159,690	5,262,018	5,345,196	5,873,495	5,873,490	5,880,882	5,874,749	5,868,585	5,856,406	5,846,431	5,830,071
Revaluation reserves	4,637,773	5,030,484	5,226,963	5,932,202	6,182,183	6,442,919	7,269,248	7,557,295	7,875,815	8,865,730	9,173,771
Hedging Reserve	57,624	73,180	73,180	73,180	73,180	73,180	73,180	73,180	73,180	73,180	73,180
Fair value through other comprehensive income and expens	6,854	6,889	6,889	6,889	6,889	6,889	6,889	6,889	6,889	6,889	6,889
Restricted funds	19,630	19,153	19,157	19,159	19,162	19,164	19,170	19,175	19,180	19,182	19,188
Total Equity	**9,881,571**	**10,391,724**	**10,671,385**	**11,904,925**	**12,154,904**	**12,423,034**	**13,243,236**	**13,525,124**	**13,831,470**	**14,811,412**	**15,103,099**

Prospective Statement of Changes in Equity - Wellington City Council

	2023/24 AP	2024/25 LTP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's
Equity - opening balances											
Accumulated funds and retained earnings	5,094,854	5,163,685	5,262,018	5,345,196	5,873,495	5,873,490	5,880,882	5,874,749	5,868,585	5,856,406	5,846,431
Revaluation reserves	4,637,773	4,824,800	5,030,484	5,226,963	5,932,202	6,182,183	6,442,919	7,269,248	7,557,295	7,875,815	8,865,730
Hedging reserve	57,624	73,180	73,180	73,180	73,180	73,180	73,180	73,180	73,180	73,180	73,180
Fair value through other comprehensive revenue and expense reserve	6,854	6,889	6,889	6,889	6,889	6,889	6,889	6,889	6,889	6,889	6,889
Restricted funds	19,626	19,149	19,153	19,157	19,159	19,162	19,164	19,170	19,175	19,180	19,182
Total Equity - opening balances	**9,816,731**	**10,087,703**	**10,391,724**	**10,671,385**	**11,904,925**	**12,154,904**	**12,423,034**	**13,243,236**	**13,525,124**	**13,831,470**	**14,811,412**
Changes in Equity											
Retained earnings											
Net surplus for the year	64,840	98,337	83,182	528,301	(2)	7,394	(6,127)	(6,159)	(12,174)	(9,973)	(16,354)
Transfer to restricted funds	(19)	(3,670)	(3,547)	(3,579)	(3,612)	(3,642)	(3,677)	(3,707)	(3,739)	(3,767)	(3,802)
Transfer from restricted funds	15	3,666	3,543	3,577	3,609	3,640	3,671	3,702	3,734	3,765	3,796
Transfer from revaluation reserves	-	-	-	-	-	-	-	-	-	-	-
Transfer to revaluation reserves	-	-	-	-	-	-	-	-	-	-	-
Revaluation reserves											
Fair value movement - property, plant and equipment - net	-	205,684	196,479	705,239	249,981	260,736	826,329	288,047	318,520	989,915	308,041
Transfer to retained earnings	-	-	-	-	-	-	-	-	-	-	-
Hedging reserve											
Movement in hedging reserve	-	-	-	-	-	-	-	-	-	-	-
Fair value through other comprehensive revenue and expense reserve											
Movement in fair value	-	-	-	-	-	-	-	-	-	-	-
Restricted Funds											
Transfer to retained earnings	19	(3,666)	(3,543)	(3,577)	(3,609)	(3,640)	(3,671)	(3,702)	(3,734)	(3,765)	(3,796)
Transfer from retained earnings	(15)	3,670	3,547	3,579	3,612	3,642	3,677	3,707	3,739	3,767	3,802
Total comprehensive revenue and expense	**64,840**	**304,021**	**279,661**	**1,233,540**	**249,979**	**268,130**	**820,202**	**281,888**	**306,346**	**979,942**	**291,687**
Net Equity - Closing Balances											
Accumulated funds and retained earnings	5,159,690	5,262,018	5,345,196	5,873,495	5,873,490	5,880,882	5,874,749	5,868,585	5,856,406	5,846,431	5,830,071
Revaluation reserves	4,637,773	5,030,484	5,226,963	5,932,202	6,182,183	6,442,919	7,269,248	7,557,295	7,875,815	8,865,730	9,173,771
Hedging reserve	57,624	73,180	73,180	73,180	73,180	73,180	73,180	73,180	73,180	73,180	73,180
Fair value through other comprehensive revenue and expense reserve	6,854	6,889	6,889	6,889	6,889	6,889	6,889	6,889	6,889	6,889	6,889
Restricted funds	19,630	19,153	19,157	19,159	19,162	19,164	19,170	19,175	19,180	19,182	19,188
Total Equity - closing balances	**9,881,571**	**10,391,724**	**10,671,385**	**11,904,925**	**12,154,904**	**12,423,034**	**13,243,236**	**13,525,124**	**13,831,470**	**14,811,412**	**15,103,099**

Prospective Statement of Cash Flows - Wellington City Council

	2023/24 AP $000's	2024/25 LTP $000's	2025/26 LTP $000's	2026/27 LTP $000's	2027/28 LTP $000's	2028/29 LTP $000's	2029/30 LTP $000's	2030/31 LTP $000's	2031/32 LTP $000's	2032/33 LTP $000's	2033/34 LTP $000's
Cash flows from operating activities											
Receipts from rates - Council	480,105	560,112	616,052	691,424	737,717	784,055	824,461	871,812	907,581	956,865	1,000,991
Receipts from rates - Greater Wellington Regional Council	101,033	117,624	129,371	145,199	154,920	164,652	173,137	183,081	190,592	200,942	210,208
Receipts from rates - Sludge Levy	-	7,821	15,781	24,261	32,522	32,663	33,392	33,536	33,892	35,808	36,113
Receipts from activities and other revenue	171,568	191,890	203,002	207,109	212,368	218,960	224,430	230,366	236,663	242,619	248,504
Receipts from grants and subsidies - Operating	19,599	20,813	21,732	17,726	18,169	18,582	18,984	19,398	19,836	20,280	20,720
Receipts from grants and subsidies - Capital	43,168	191,240	151,748	101,498	52,106	48,378	35,746	37,229	36,948	37,530	35,604
Receipts from investment property lease rentals	11,527	11,467	11,710	11,968	12,220	12,464	12,701	12,943	13,189	13,426	13,668
Cash paid to suppliers and employees	(463,245)	(597,533)	(577,726)	(605,996)	(616,613)	(626,648)	(645,908)	(663,860)	(684,873)	(724,869)	(728,789)
Rates paid to Greater Wellington Regional Council	(101,033)	(117,624)	(129,371)	(145,199)	(154,920)	(164,652)	(173,137)	(183,081)	(190,592)	(200,942)	(210,208)
Rates paid to Sludge Finance LP	-	(7,821)	(15,781)	(24,261)	(32,522)	(32,663)	(33,392)	(33,536)	(33,892)	(35,808)	(36,113)
Grants paid	(59,321)	(58,556)	(65,264)	(65,733)	(64,073)	(55,432)	(53,492)	(54,210)	(54,650)	(55,063)	(55,410)
Net GST (paid) / received	-	-	-	-	-	-	-	-	-	-	-
Net cash flows from operating activities	**203,401**	**319,433**	**361,254**	**357,996**	**351,894**	**400,359**	**416,922**	**453,678**	**474,694**	**490,788**	**535,288**
Cash flows from investing activities											
Dividends received	10,900	10,400	15,009	19,826	23,545	26,841	31,116	32,948	33,689	34,530	35,866
Interest received	13	100	102	104	69	71	111	113	115	76	77
Proceeds from sale of investment properties	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000	-
Proceeds from sale of intangibles	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of property, plant and equipment	9,834	23,410	34,620	15,700	2,000	9,990	2,000	2,000	2,000	2,000	34,000
Proceeds from sale of investments	-	-	-	492,000	-	-	-	-	-	-	-
Increase / (decrease) in investments	-	-	-	-	-	-	-	-	-	-	-
Purchase of investment properties	-	-	-	-	-	-	-	-	-	-	-
Purchase of intangibles	(3,062)	(8,803)	(8,472)	(4,673)	(4,485)	(4,581)	(4,675)	(4,771)	(5,021)	(4,976)	(5,075)
Purchase of property, plant and equipment	(454,794)	(713,508)	(551,110)	(489,711)	(395,402)	(461,725)	(450,324)	(461,096)	(492,533)	(359,615)	(412,157)
Purchase of investments	-	-	-	(492,000)	-	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	-
Net cash flows from investing activities	**(437,109)**	**(688,401)**	**(509,851)**	**(458,754)**	**(374,273)**	**(429,404)**	**(421,772)**	**(430,806)**	**(461,750)**	**(327,985)**	**(347,289)**
Cash flows from financing activities											
New borrowings	521,570	691,774	473,491	464,487	379,767	431,808	416,248	406,550	437,780	289,171	258,132
Repayment of borrowings	(204,816)	(267,500)	(256,500)	(291,000)	(270,000)	(305,000)	(316,000)	(325,000)	(336,000)	(331,000)	(324,000)
Interest paid on borrowings	(60,972)	(72,442)	(71,542)	(74,711)	(84,154)	(91,484)	(98,401)	(105,537)	(112,896)	(123,545)	(124,934)
Net cash flows from financing activities	**255,782**	**351,832**	**145,449**	**98,776**	**25,613**	**35,324**	**1,847**	**(23,987)**	**(11,116)**	**(165,374)**	**(190,802)**
Net increase/(decrease) in cash and cash equivalents	22,074	(17,136)	(3,148)	(1,982)	3,234	6,279	(3,003)	(1,115)	1,828	(2,571)	(2,803)
Cash and cash equivalents at beginning of year	18,257	62,567	45,431	42,283	40,301	43,535	49,814	46,811	45,696	47,524	44,953
Cash and cash equivalents at end of year	**40,331**	**45,431**	**42,283**	**40,301**	**43,535**	**49,814**	**46,811**	**45,696**	**47,524**	**44,953**	**42,150**

Prospective Statement of Changes in Restricted / Reserve Funds - Wellington City Council

	Opening balance 2023/24 $000	Deposits $000	Expenditure $000	Closing balance 2033/34 $000	Purpose
Special reserves and funds					
Reserve purchase and development fund	782	-	-	782	
City growth fund	3,591	20,070	(20,070)	3,591	
Insurance reserve	14,262	16,483	(16,483)	14,262	Allows the Council to meet the uninsured portion of insurance claims
Total special reserves and funds	**18,635**	**36,553**	**(36,553)**	**18,635**	
Trusts and bequests	514	189	(150)	553	
Total restricted funds	**19,149**	**36,742**	**(36,703)**	**19,188**	

Summary of significant accounting policies

Reporting entity

Wellington City Council (the Council) is a territorial local authority established under the Local Government Act 2002 (LGA 2002) and is domiciled and operates in New Zealand. The relevant legislation governing the Council's operations includes the LGA 2002 and the Local Government (Rating) Act 2002.

The primary purpose of the Council is to provide goods or services for community or social benefits rather than making a financial return. As a defined public entity under the Public Audit Act 2001, the Council is audited by the Office of the Auditor General and is classed as a Public Sector Public Benefit Entity (PBE) for financial reporting purposes.

These prospective financial statements are for the Council as a separate legal entity and have been prepared for the period from 1 July 2024 to 30 June 2034. This provides an opportunity for ratepayers and residents to review the projected financial results and position of the Council. Subsequent actual results may differ from these estimates and these variations may be material.

Basis of preparation

Statement of compliance

The prospective financial statements have been prepared in accordance with the requirements of the LGA 2002, which includes the requirement to comply with New Zealand Generally Accepted Accounting Practice (NZ GAAP). The Council has complied with PBE FRS 42 in the preparation of these prospective financial statements.

The prospective financial statements have been prepared to comply with Public Benefit Entity Accounting Standards (PBE Accounting Standards) for a Tier 1 entity.

The reporting period for these prospective financial statements is the 10-year period ending 30 June 2034. The prospective financial statements are presented in New Zealand dollars, rounded to the nearest thousand ($000), unless otherwise stated. The accounting policies set out below have been applied consistently to all periods presented in these prospective financial statements.

These prospective financial statements were adopted by the Council for issue on 27 June 2024, as part of the assumptions that form the Long-term Plan 2024-34. The Council is responsible for the prospective financial statements presented, including the assumptions underlying the prospective financial statements and all other disclosures. The Long-term Plan is a forecast and as such contains no actual operating results.

Consolidated prospective financial statements comprising the Council and its controlled entities, joint ventures and associates have not been prepared.

Measurement base

The measurement basis applied is historical cost, modified by the revaluation of certain assets and liabilities as identified in this summary of significant accounting policies. The accrual basis of accounting has been used unless otherwise stated.

For the assets and liabilities recorded at fair value, fair value is defined as the amount for which an item could be exchanged, or a liability settled, between knowledgeable and willing parties in an arm's-length transaction. For investment property, non-current assets classified as held for sale and items of property, plant and equipment which are revalued, the fair value is determined by reference to market value. The market value of a property is the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction.

Amounts expected to be recovered or settled more than one year after the end of the reporting period are recognised at their present value. The present value of the estimated future cash flows is calculated using applicable inflation factors and a discount rate.

Foreign currency balances and transactions

Foreign currency transactions (including those subject to forward foreign exchange contracts) are translated into New Zealand Dollars (the functional currency) using the spot exchange rate at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the surplus or deficit.

Comparative information

Comparative information from the 2023/24 Annual Plan adopted by the Council on 29 June 2023 has been provided as a comparator for these prospective financial statements. The closing balance in this comparative differs from the opening position used to prepare these prospective financial statements which is based on the most up-to-date forecast information.

Goods and services tax (GST)

All items in the prospective financial statements are exclusive of GST, except for receivables and payables, which are stated as GST inclusive. Where GST is not recoverable as an input tax, it is recognised as part of the related asset or expense.

Judgements and estimations

The financial information has been prepared on the basis of best estimate assumptions as the future events which the Council expects to take place. The Council has considered factors that may lead to a material difference between information in the prospective financial statements and actual results. These factors, and the assumptions made in relation to the sources of uncertainty and potential effect, are outlined within this Long-term Plan.

The preparation of prospective financial statements using PBE accounting standards requires the use of judgements, estimates and assumptions. Where material, information on the main assumptions is provided in the section on "Significant forecasting assumptions".

The estimates and assumptions are based on historical experience as well as other factors that are believed to be reasonable under the circumstances.

The estimates and assumptions are reviewed on an ongoing basis and adjustments are made where necessary.

Revenue

Revenue comprises rates, revenue from operating activities, investment revenue, fair value gains, finance revenue and other revenue and is measured at the fair value of consideration received or receivable. Revenue may be derived from either exchange or non-exchange transactions.

Revenue from exchange transactions

Revenue from exchange transactions arises where the Council provides goods or services to another entity or individual and directly receives approximately equal value in a willing arm's-length transaction (primarily in the form of cash in exchange).

Revenue from non-exchange transactions

Revenue from non-exchange transactions arises from transactions that are not exchange transactions. Revenue from a non-exchange transaction arises when the Council receives value from another party without giving approximately equal value directly in exchange for the value received. An inflow of resources from a non-exchange transaction recognised as an asset, is recognised as revenue, except to the extent that a liability is also recognised in respect of the same inflow. As the Council satisfies a present obligation recognised as a liability in respect of an inflow of resources from a non-exchange transaction recognised as an asset, it reduces the carrying amount of the liability recognised and recognises an amount of revenue equal to that reduction.

Approximately equal value

Approximately equal value is considered to reflect a fair or market value, which is normally commensurate with an arm's-length commercial transaction between a willing buyer and willing seller. Some goods or services that the Council provides (for example, the sale of goods at market rates) are defined as being exchange transactions. Only a few services provided by the Council operate on a full user pays, cost recovery or breakeven basis and these are considered to be exchange transactions unless they are provided at less than active and open market prices.

Most of the services that the Council provides for a fee are subsidised by rates and therefore do not constitute an approximately equal exchange. Accordingly, most of the Council's revenue is categorised as non-exchange.

Specific accounting policies for major categories of revenue are outlined below:

Rates

Rates are set annually by resolution from the Council and relate to a particular financial year. All ratepayers are invoiced within the financial year for which the rates have been set. Rates revenue is recognised in full as at the date when rate assessment notices are sent to the ratepayers. Rates are a tax as they are payable under the Local Government Rating Act 2002 and are therefore defined as non-exchange.

Water rates by meter are regulated in the same way as other rates and are taxes that use a specific charging mechanism to collect the rate. However, as the water rates are primarily charged on a per unit of consumption basis, water rates by meter are considered to be more in the nature of an exchange transaction. Revenue from water rates by meter is recognised on an accrual basis based on usage.

Revenue from operating activities

Revenue from operating activities is generally measured at the fair value of consideration received or receivable.

The Council undertakes various activities as part of its normal operations which generates revenue, but generally at below-market prices or at fees and user charges subsidised by rates.

The following categories (except where noted) are classified as transfers, which are non-exchange transactions other than taxes.

- **Grants, subsidies and reimbursements**

Grants, subsidies and reimbursements are initially recognised at their fair value where there is reasonable assurance that the monies will be received and all attached conditions will be complied with. Grants and subsidies received in relation to the provision of services are recognised on a percentage of completion basis. Reimbursements (for example, Waka Kotahi NZ Transport Agency roading claim payments) are recognised upon entitlement, which is when conditions relating to the eligible expenditure have been fulfilled.

- **Development contributions**

Development contributions are recognised as revenue when the Council provides, or is able to provide, the service for which the contribution was charged. Until such time as the Council provides, or is able to provide the service, development contributions are recognised as liabilities.

- **Rendering of services**

Revenue from rendering of services that are exchange transactions, is recognised by reference to the stage of completion of the transaction at the reporting date. Revenue from the rendering of services where the service provided is non-exchange, is recognised when the transaction occurs to the extent that a liability is not also recognised.

- **Fines and penalties**

Revenue from fines and penalties (e.g. traffic and parking infringements) is recognised when infringement notices are issued or when the fines/penalties are otherwise imposed. The fair value of parking related fines is determined as the amounts due, less an allowance for expected credit losses (ECL).

- **Sale of goods**

The sale of goods is classified as exchange revenue. Sale of goods is recognised when products are sold to the customer and all risks and rewards of ownership have transferred to the customer.

Investment revenues

- **Dividends**

Dividends from equity investments are classified as exchange revenue and are recognised when the Council's right to receive payment has been established.

- **Investment property lease rentals**

Lease rentals (net of any incentives given) are classified as exchange revenue and recognised on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which benefits derived from the leased asset is diminished.

Fair value gains

Fair value gains largely reflect the increase in the fair value of investment properties.

Other revenue

- **Donated, subsidised or vested assets**

Where a physical asset is acquired for nil or nominal consideration, with no conditions attached, the fair value of the asset received, as determined by active market prices, is recognised as non-exchange revenue when the control of the asset is transferred to the Council.

- **Gains**

Gains include additional earnings from the disposal of property, plant and equipment.

- **Donated services**

The Council benefits from the voluntary service of many Wellingtonians in the delivery of its activities and services (for example, beach cleaning and Otari-Wilton's Bush guiding and planting). Due to the difficulty in determining the precise value of these donated services with sufficient reliability, donated services are not recognised in these prospective financial statements.

Finance revenue

- **Interest**

Interest revenue is recognised using the effective interest rate method. All interest revenue is recognised in the period in which it is earned.

Expenses

Specific accounting policies for major categories of expenditure are outlined below:

Operating activities

Grants and sponsorships

Expenditure is classified as a grant or sponsorship if it results in a transfer of resources (for example, cash or physical assets) to another entity or individual in return for compliance with certain conditions relating to the operating activities of that entity. It includes any expenditure arising from a funding arrangement with another entity that has been entered into to achieve the objectives of the Council. Grants and sponsorships are distinct from donations that are discretionary or charitable gifts. Where grants and sponsorships are discretionary until payment, the expense is recognised when the payment is made. Otherwise, the expense is recognised when the specified criteria have been fulfilled.

Cost allocation

Direct costs are expensed directly to the activity. Indirect costs relate to the overall costs of running the organisation and include staff time, office space and information technology costs. These indirect costs are allocated as overheads across all activities.

Research and Development

Research costs are expensed as incurred. Development expenditure on individual projects is capitalised and recognised as an asset when it meets the definition and criteria for capitalisation as an asset and it is probable that the Council will receive future economic benefits from the asset. Assets which have finite lives are stated at cost less accumulated amortisation and are amortised on a straight-line basis over their useful lives.

Finance expense

Interest on borrowings

Interest expense is recognised using the effective interest rate method. All borrowing costs are expensed in the period in which they are incurred.

Re-discounting of interest

Re-discounting of interest on provisions is the Council’s funding cost for non-current provisions (where the cash flows will not occur until a future date).

Depreciation and amortisation

Depreciation

Depreciation is provided on all property, plant and equipment, with certain exceptions. The exceptions are land, restricted assets other than buildings, investment properties and assets under construction (work in progress). Depreciation is calculated on a straight-line basis, to allocate the cost or value of the asset (less any assessed residual value) over its estimated useful life.

Table X: Estimated useful lives of property, plant and equipment assets	Estimated useful life (years)
Asset Category	
Operational assets	
Land	unlimited
Buildings:	
Structure	2 - 100
Roof	3 - 40
Interior	3 - 45
Services	2 - 40
Civic Precinct	5 - 66
Plant and equipment	5 - 100
Library collection	3 - 10
Infrastructure assets	
Land (including land under roads)	unlimited
Roading:	
Road pavement	10 - 46
Retaining / sea walls	5 - 198
Kerb and channel	5 - 36
Structures - other sea defences	100 - 250
Tunnels - structure and services	55 - 250
Bridges	5 - 104
Drainage, waste and water:	
Pipes	30 - 52
Reservoirs	30 - 140
Pump stations	48 - 91
Fittings	31 - 56
Restricted assets (excluding buildings)	unlimited

The landfill post closure asset is depreciated over the life of the landfill based on the capacity of the landfill utilised.

Amortisation

The carrying value of an intangible asset with a finite life is amortised on a straight-line basis over its estimated useful life. Amortisation begins when the asset is available for use and ceases at the date the asset is derecognised.

Table X: Estimated useful lives of intangible assets	Estimated useful life (years)
Asset Category	
Computer software	2 - 11

Income tax

The Council, as a local authority, is only liable for income tax on the surplus or deficit for the year derived from any Council-controlled trading organisations and comprises current and deferred tax.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the end of the reporting period, plus any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the balance sheet liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the assets and liabilities, and the unused tax losses using tax rates enacted or substantively enacted at the end of the reporting period. Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which they can be utilised.

Cash and cash equivalents

Cash and cash equivalents include cash at bank, cash on hand, and short-term bank deposits of up to 3 months at acquisition.

Although cash and cash equivalents at balance date are subject to the expected credit loss requirements of PBE IPSAS 41 – Financial Instruments, no loss allowance is recognised because the estimated allowance is trivial.

Financial instruments

Financial instruments are initially recognised on trade-date at their fair value plus transaction costs unless they are financial assets designated as fair value through surplus or deficit, in which case transaction costs are recognised in the surplus or deficit. Subsequent measurement of financial instruments depends on the classification determined by cash flow characteristics and the Council's management model.

Financial Assets

Financial assets are classified as either: amortised cost, fair value through surplus or deficit, or fair value through other comprehensive revenue and expense.

(a) Amortised cost

Financial assets classified at amortised cost comprises cash and cash equivalents, receivables, recoverables and loans and deposits.

• Receivables and recoverables have fixed or determinable payments. They arise when the Council provides money, goods or services directly to a debtor, and has no intention of trading the receivable or recoverable.

• Loans and deposits include loans to other entities (including controlled entities and associates), and bank deposits with maturity dates of more than three months at acquisition.

Financial assets in this category are recognised initially at fair value plus transaction costs and subsequently measured at amortised cost using the effective interest rate method less any expected credit losses. Fair value is estimated as the present value of future cash flows, discounted at the market rate of interest at the reporting date for assets of a similar maturity and credit risk. Receivables or recoverables due in less than 12 months are recognised at their nominal value.

(b) Financial assets at fair value through surplus or deficit

Financial assets classified at fair value through surplus or deficit comprise LGFA borrower notes, which are subsequently revalued through surplus or deficit, as LGFA has the ability to repay the investment before the original maturity date.

(c) Financial assets at fair value through other comprehensive revenue and expense

Financial assets classified at fair value through other comprehensive revenue and expense primarily relate to equity investments that are held by the Council for long-term strategic purposes and therefore are not intended to be sold. Financial assets at fair value through other comprehensive revenue and expense are initially recorded at fair value plus transaction costs. They are subsequently measured at fair value and changes, other than impairment losses, are recognised directly in a reserve within equity. On disposal, the cumulative fair value gain or loss previously recognised directly in other comprehensive revenue and expense is recognised within the surplus or deficit.

Financial assets are derecognised when the rights to receive cash flows have expired or have been transferred and the Council has transferred substantially all the risks and rewards of ownership.

Financial Liabilities

Financial liabilities include payables under exchange transactions, transfers, taxes and borrowings. Financial liabilities with a duration of more than 12 months are recognised initially at fair value plus transaction costs and subsequently measured at amortised cost using the effective interest rate method. Amortisation is recognised within the surplus or deficit. Financial liabilities with a duration of less than 12 months are recognised at their nominal value. On disposal any gains or losses are recognised within the surplus or deficit.

Derivatives

Derivative financial instruments are used to manage exposure to foreign exchange risks arising from the Council's operational activities and interest rate risks arising from the Council's financing activities. In accordance with its Liability Management Policy, the Council does not hold or issue derivative financial instruments for trading purposes.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at each balance date. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and, if so, the nature of the item being hedged.

The associated gains or losses on derivatives that are not hedge accounted are recognised in the surplus or deficit.

The full fair value of a hedge accounted derivative is classified as non-current if the remaining maturity of the hedged item is more than 12 months, and as current if the remaining maturity of the hedged item is less than 12 months.

As per the International Swap Dealers' Association (ISDA) master agreements, all swap payments or receipts are settled net.

Cash flow hedges

The portion of the gain or loss on a hedging instrument that is determined to be an effective hedge is recognised in other comprehensive revenue and expense, and the ineffective portion of the gain or loss on the hedging instrument is recognised in the surplus or deficit as part of "finance costs".

If a hedge of a forecast transaction subsequently results in the recognition of a financial asset or a financial liability, the associated gains or losses that were recognised in other comprehensive revenue and expense are reclassified into the surplus or deficit in the same period or periods during which the asset acquired or liability assumed affects the surplus or deficit. However, if it is expected that all or a portion of a loss recognised in other comprehensive revenue and expense will not be recovered in one or more future periods, the amount that is not expected to be recovered is reclassified to the surplus or deficit.

When a hedge of a forecast transaction subsequently results in the recognition of a non-financial asset or a non-financial liability, or a forecast transaction for a non-financial asset or non-financial liability becomes a firm commitment for which fair value hedge accounting is applied, the associated gains and losses that were recognised in other comprehensive revenue and expense will be included in the initial cost or carrying amount of the asset or liability.

If a hedging instrument expires or is sold, terminated, exercised, or revoked, or it no longer meets the criteria for hedge accounting, the cumulative gain or loss on the hedging instrument that has been recognised in other comprehensive revenue and expense from the period when the hedge was effective will remain separately recognised in equity until the forecast transaction occurs.

When a forecast transaction is no longer expected to occur, any related cumulative gain or loss on the hedging instrument that has been recognised in other comprehensive revenue and expense from the period when the hedge was effective is reclassified from equity to the surplus or deficit.

There is an economic relationship between the hedged item and the hedging instrument as the terms of the interest rate swaps match the terms of the fixed rate loan (ie. Notional amount, maturity, payment and reset dates). At inception of the hedge relationship the Council documents the economic relationship between hedging instruments and hedged items including whether changes in the cash flows of the hedging instruments are expected to offset changes in the cash flows of hedged items. The documentation includes its risk management objective and strategy for undertaking its hedged transactions.

Derivatives in hedge relationships are designated based on a hedge ratio up to 1:1. The Council does not hedge 100% of its loans, therefore the hedged item is identified as a proportion of the outstanding loans up to the notional amount of the swaps. To test the hedge effectiveness, the Council uses the hypothetical derivative method and compares the changes in the fair value of the hedging instrument against the changes in fair value of the hedged item attributable to the hedged risk.

Hedge ineffectiveness

Hedge ineffectiveness in a hedge relationship can arise from:

• Differences in the timing of cash flows of the hedged items and hedging instruments.

• Changes to the forecasted amount of cash flows of hedged items and hedging instruments.

Receivables and recoverables

Expected credit losses

Short-term receivables are recorded at the amount due, less an allowance for expected credit losses (ECL).

The Council applies the simplified ECL model of recognising lifetime ECL for short-term receivables. Lifetime ECL result from all possible default events over the expected life of a receivable. The Council uses a provision matrix based on historical credit loss information upon initial recognition of a receivable, using reasonable assumptions and any available customer information.

Other receivables are written-off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include the debtor being in liquidation.

- **Rates receivable**

The Council does not provide for ECL on rates receivable, except for abandoned properties where the debt is greater than 10 years past due and the likelihood of recovery is assessed to be remote. For all other rates receivables, Council has various powers under the Local Government (Rating) Act 2002 to recover any outstanding debts. These powers allow the Council to commence legal proceedings to recover any rates that remain unpaid four months after the due date for payment. If payment has not been made within three months of the Court's judgment, then the Council can apply to the Registrar of the High Court to have the judgment enforced by sale or lease of the rating unit.

Ratepayers can apply for payment plan options in special circumstances.

- **Other receivables**

In measuring ECL, all receivables have been grouped based on shared risk characteristics and the days overdue. The ECL rates for other receivables are based on the payment profile of revenue on credit over the prior three years at balance date. A provision matrix is then established based on historical, current and forward-looking information specific to each class of debtors and the macroeconomic environment affecting the ability of customers to settle their debt.

Investment properties

Investment properties are measured initially at cost and subsequently measured at fair value, determined annually by an independent registered valuer. Any gain or loss arising is recognised within the surplus or deficit. Investment properties are not depreciated.

The basis of valuation varies depending on the nature of the lease. For sites that are subject to a terminating lease the approach is to assess the value of the lease revenue over the remaining term of the lease and add the residual value of the land at lease expiry.

For sites subject to perpetually renewable leases, values have been assessed utilising the discounted cash flow methodology and arriving at a net present value of all future anticipated gross lease payments.

Borrowing costs incurred during the construction of investment property are not capitalised.

Certain ground leases on the waterfront and within the central city have, for accounting purposes, been treated as sold assets due to the very long-term nature of the lease and peppercorn rentals.

At a future point in time, prior to the asset being returned to the Council ownership, the Council will begin to incrementally re-recognise the value of the asset. The amortisation of the estimated future value will reflect the prevalent economic situation and will be more relevant in terms of both the estimated value and materiality.

Non-current assets classified as held for sale

Non-current assets are classified as held for sale if their carrying value will be recovered principally through a sale transaction rather than through continuing use.

Non-current assets held for sale are measured at the lower of the carrying amount and fair value less costs to sell. Impairment losses on initial classification are included within the surplus or deficit.

Non-current assets are not depreciated or amortised while they are classified as held for sale.

A non-current asset is classified as held for sale where:

- the asset is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such assets.
- a plan to sell the asset is in place and an active programme to locate a buyer has been initiated.
- the asset is being actively marketed for sale at a price that is reasonable in relation to its current fair value.
- the sale is expected to occur within one year or beyond one year where a delay has occurred that is caused by events beyond the Council's control and there is sufficient evidence the Council remains committed to sell the asset; and
- actions required to complete the sale indicate it is unlikely that significant changes to the plan will be made or the plan will be withdrawn.

Property, plant and equipment

Property, plant and equipment consists of operational assets, restricted assets and infrastructure assets.

Operational assets include land, buildings, landfill post-closure asset, Civic Precinct, library collection, plant and equipment.

Restricted assets include art and cultural assets, restricted buildings, parks and reserves and the Town Belt. These assets provide a benefit or service to the community and in most cases cannot be disposed of because of legal or other restrictions.

Infrastructure assets include the roading network, drainage, water and waste reticulation networks, service concession assets and infrastructure land (including land under roads). Each asset type includes all items that are required for the network to function.

Heritage assets are tangible assets with historical, artistic, scientific, technological, geophysical or environmental qualities that are held and maintained principally for their contribution to knowledge and culture. The Council recognises these assets within these prospective financial statements to the extent their value can be reliably measured.

Vested assets are those assets where ownership and control are transferred to the Council from a third party (for example, infrastructure assets constructed by developers and transferred to the Council on completion of a subdivision). Vested assets are recognised within their respective asset classes as above.

Recognition

Expenditure is capitalised as property, plant and equipment when it creates a new asset or increases the economic benefits of an existing asset. Costs that do not meet the criteria for capitalisation are expensed.

Measurement

Property, plant and equipment is recognised initially at cost, unless acquired for nil or nominal cost (for example, vested assets), in which case the asset is recognised at fair value at the date of transfer. The initial cost of property, plant and equipment includes the purchase consideration (or the fair value in the case of vested assets), and those costs that are directly attributable to bringing the asset into the location and condition necessary for its intended purpose. Subsequent expenditure that extends or expands the asset's service potential is capitalised.

Borrowing costs incurred during the construction of property, plant and equipment are not capitalised.

After initial recognition, certain classes of property, plant and equipment are revalued to fair value. Where there is no active market for an asset, fair value is determined by optimised depreciated replacement cost.

Optimised depreciated replacement cost is a valuation methodology where the value of an asset is based on the cost of replacement with an efficient modern equivalent making allowance for obsolescence or surplus capacity. The remaining life of the asset is estimated and straight-line depreciation applied to bring the replacement cost to a fair value.

Specific measurement policies for categories of property, plant and equipment are shown below:

(a) Library Collections

Library collections are valued at depreciated replacement cost on a three-year cycle by the Council's library staff in accordance with guidelines outlined in Valuation Guidance for Cultural and Heritage Assets, published by The Treasury Accounting Policy Team, November 2002.

(b) Operational Land and Buildings

Operational land and buildings are valued at fair value on a regular basis or, whenever the carrying amount differs materially to fair value, by independent registered valuers. Where the information is available, land and buildings are valued based on market evidence. Most of the Council's land and buildings are of a 'non-tradeable' or specialist nature and the value is based on the fair value of the land plus the optimised depreciated replacement cost of the buildings. For earthquake prone buildings that are expected to be strengthened, the estimated cost to strengthen the building has been deducted from the optimised depreciated replacement cost. Non-specialised properties that comprise the City Housing portfolio have been valued on a market-based approach with the associated land value being established through analysis of sales and market evidence.

(c) Restricted assets

Art and cultural assets (artworks, sculptures and statues) are valued at historical cost. All other restricted assets (buildings, parks and reserves and the Town Belt) were valued at fair value as at 30 June 2005 by an independent registered valuer. The Council has elected to use the fair value of other restricted assets at 30 June 2005 as the deemed cost of the assets. These assets are no longer revalued. Subsequent additions have been recorded at cost.

(d) Infrastructure assets

Infrastructure assets (the roading network, drainage, water and waste reticulation networks including service concession arrangement assets (wastewater treatment plants) are valued at optimised depreciated replacement cost on a regular basis or, whenever the carrying amount differs materially to fair value, by independent registered valuers. Infrastructure valuations are based on current quotes from actual suppliers. As such, they include ancillary costs such as breaking through seal, traffic control and rehabilitation. Between valuations, expenditure on asset improvements is capitalised at cost.

Infrastructure land (excluding land under roads) is valued at fair value on a regular basis or, whenever the carrying amount differs materially to fair value, by an independent registered valuer.

Land under roads, which represents the corridor of land directly under and adjacent to the Council's roading network was valued as at 30 June 2005 at the average value of surrounding adjacent land discounted by 50 percent to reflect its restricted nature. The Council elected to use the fair value of land under roads at 30 June 2005 as the deemed cost of the asset. Land under roads is no longer revalued. Subsequent additions have been recorded at cost.

The carrying values of revalued property, plant and equipment are reviewed at the end of each reporting period to ensure that those values are not materially different to fair value.

(e) Other assets

Plant and equipment and the Civic Precinct are measured at historical cost and not revalued.

Revaluations

The result of any revaluation of the Council's property, plant and equipment is recognised within other comprehensive revenue and expense and taken to the asset revaluation reserve. Where this results in a debit balance in the reserve for a class of property, plant and equipment, the balance is included in the surplus or deficit. Any subsequent increase on revaluation that offsets a previous decrease in value recognised within the surplus or deficit will be recognised firstly, within the surplus or deficit up to the amount previously expensed, with any remaining increase recognised within other comprehensive revenue and expense and in the revaluation reserve for that class of property, plant and equipment.

Any impairment in a revalued class of asset is recognised within other comprehensive revenue and expense and taken to the asset revaluation reserve.

Accumulated depreciation at the revaluation date is eliminated so that the carrying amount after revaluation equals the revalued amount.

While assumptions are used in all revaluations, the most significant of these are in infrastructure. For example, where stormwater, wastewater and water supply pipes are underground, the physical deterioration and condition of assets are not visible and must therefore be estimated. Any revaluation risk is minimised by performing a combination of physical inspections and condition modelling assessments.

Impairment

The Council's assets are defined as cash generating if the primary purpose of the asset is to provide a commercial return. Non-cash generating assets are assets other than cash generating assets. Property, plant and equipment assets, measured at fair value, are not required to be reviewed and tested for impairment.

The carrying amounts of cash generating property, plant and equipment assets are reviewed at least annually to determine if there is any indication of impairment. Where an asset's, or class of assets', recoverable amount is less than it's carrying amount it will be reported at its recoverable amount and an impairment loss will be recognised. The recoverable amount is the higher of an item's fair value less costs to sell and value in use. Losses resulting from impairment are reported within the surplus or deficit unless the asset is carried at a revalued amount in which case any impairment loss is treated as a revaluation decrease and recorded within other comprehensive revenue and expense.

The carrying amounts of non-cash generating property, plant and equipment assets are reviewed at least annually to determine if there is any indication of impairment. Where an asset's, or class of assets', recoverable service amount is less than it's carrying amount it will be reported at its recoverable service amount and an impairment loss will be recognised. The recoverable service amount is the higher of an item's fair value less costs to sell and value in use. A non-cash generating asset's value in use is the present value of the asset's remaining service potential. Losses resulting from impairment are reported within the surplus or deficit unless the asset is carried at a revalued amount in which case any impairment loss is treated as a revaluation decrease and recorded within other comprehensive revenue and expense.

Disposal

Gains and losses on disposals are determined by comparing the proceeds from sale with the carrying amount of the asset. Gains and losses on disposal are reported net in the surplus or deficit. When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to retained earnings.

Work in progress

Work in progress represents the cost of capital expenditure projects that are not yet capable for use in the manner intended by management. The cost of projects within work in progress is transferred to the relevant asset class when the project is completed and is then subject to depreciation/amortisation.

Intangible assets

Intangible assets predominately comprise computer software and carbon credits.

Computer software

Acquired computer software is measured on initial recognition at the costs to acquire and bring to use and subsequently less any amortisation and impairment losses.

Carbon credits

Carbon credits comprise either allocations of emission allowances granted by the Crown related to forestry assets or units purchased in the market to cover liabilities associated with landfill operations. Carbon credits allocated as a non-exchange transaction are initially recognised at fair value, which then becomes the deemed cost. Carbon credits that are purchased are recognised at cost.

Gains and losses arising from disposal of intangible assets are recognised within the surplus or deficit in the period in which the transaction occurs. Intangible assets are reviewed at least annually to determine if there is any indication of impairment. Where an intangible asset's recoverable amount is less than its carrying amount, it will be reported at its recoverable amount and an impairment loss will be recognised. Losses resulting from impairment are reported within the surplus or deficit.

Deferred revenue

Liabilities recognised under conditional transfer agreements

The Council receives non-exchange transfer monies for specific purposes, which apply to periods beyond the current year, with conditions that would require the return of the monies if they were not able to fulfil the agreement. The revenue from these agreements will only be recognised as the conditions are fulfilled over time.

Borrowings

Borrowings on normal commercial terms are initially recognised at amortised cost. Interest due on the borrowings is subsequently accrued. Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after balance date.

Leases

Operating leases as lessee

Leases where the lessor retains substantially all the risks and rewards of ownership of the leased items are classified as operating leases. Payments made under operating leases are recognised within the surplus or deficit on a straight-line basis over the term of the lease. Lease incentives received are recognised within the surplus or deficit over the term of the lease as they form an integral part of the total lease payment.

Operating leases as lessor

The Council leases investment properties and a portion of land and buildings. Rental revenue is recognised on a straight-line basis over the lease term.

Employee benefit liabilities

A provision for employee benefit liabilities (holiday leave, retirement gratuities and other contractual provisions) is recognised as a liability when benefits are earned but not paid.

Holiday leave

Holiday leave includes annual leave, statutory time off in lieu and ordinary time off in lieu. Annual leave is calculated on an actual entitlement basis in accordance with section 21(2) of the Holidays Act 2003.

Provisions for other liabilities

Provisions are recognised for future liabilities of uncertain timing or amount when there is a present obligation as a result of a past event, it is probable that expenditure will be required to settle the obligation and a reliable estimate of the obligation can be made. Provisions are measured at the expenditure expected to be required to settle the obligation. Liabilities and provisions to be settled beyond 12 months are recorded at their present value.

Contingent assets and liabilities

Contingent liabilities and contingent assets are disclosed at the point at which the contingency is evident.

Contingent assets are disclosed if it is probable the benefits will be realised.

Contingent liabilities are disclosed if the possibility they will crystallise is not remote.

Net assets/equity

Net assets or equity is the community's interest in the Council and is measured as the difference between total assets and total liabilities. Net assets or equity is disaggregated and classified into a number of components to enable clearer identification of the specified uses of equity within the Council.

The components of net assets or equity are accumulated funds and retained earnings, revaluation reserves, a hedging reserve, a fair value through other comprehensive revenue and expense reserve and restricted funds (special funds, reserve funds, trusts and bequests).

Restricted funds are those reserves that are subject to specific conditions of use, whether under statute or accepted as binding by the Council, and that may not be revised without reference to the Courts or third parties. Transfers from these reserves may be made only for specified purposes or when certain specified conditions are met.

Prospective statement of cash flows

Cash and cash equivalents for the purposes of the cash flow statement comprise cash at bank, cash on hand, and short-term bank deposits of up to 3 months at acquisition. The prospective statement of cash flows has been prepared using the direct approach subject to the netting of certain cash flows. Cash flows in respect of investments and borrowings that have been rolled over under arranged finance facilities have been netted in order to provide more meaningful disclosures.

Operating activities include cash received from all non-financial and non-investing activity revenue sources of the Council and record the cash payments made for the supply of goods and services.

Investing activities relate to the acquisition and disposal of assets and investment revenue.

Financing activities relate to activities that change the equity and debt capital structure of the Council and financing costs.

Related parties

Related parties arise where one entity has the ability to affect the financial and operating policies of another through the presence of control or significant influence. Related parties include all members of the Group (controlled entities, associates and joint ventures) and key management personnel. Key management personnel include the Mayor and Councillors as elected members of the governing body of the Council reporting entity, the Chief Executive, and all members of the Executive Leadership Team, being key advisors to the Council and Chief Executive.

FUNDING IMPACT STATEMENT
FOR WHOLE OF COUNCIL

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	410,339	454,054	477,593	509,148	543,143	574,311	612,169	635,938	674,362	707,616
Targeted rates (other than a targeted rate for water supply)	152,151	164,533	217,186	231,034	243,467	252,575	262,402	274,135	285,573	296,328
Subsidies and grants for operating purposes	20,813	17,647	17,726	18,169	18,582	18,984	19,398	19,836	20,280	20,720
Fees and charges	196,668	205,496	208,061	214,201	220,957	226,034	232,269	238,614	244,463	250,384
Interest and dividends from investments	10,500	15,111	19,930	23,614	26,912	31,227	33,061	33,804	34,606	35,944
Local authorities fuel tax, fines, infringement fees, and other receipts	9,622	10,036	10,271	10,505	10,733	10,956	11,174	11,396	11,621	11,840
Total operating funding (A)	**800,092**	**866,877**	**950,768**	**1,006,671**	**1,063,795**	**1,114,086**	**1,170,474**	**1,213,724**	**1,270,906**	**1,322,832**
Applications of operating funding										
Payments to staff and suppliers	547,142	562,845	590,135	609,314	625,817	645,591	665,726	689,513	711,643	734,701
Finance costs	72,442	71,542	74,711	84,154	91,484	98,401	105,537	112,896	123,545	124,934
Other operating funding applications	59,051	65,311	65,782	64,122	55,482	53,543	54,262	54,704	55,117	55,466
Total applications of operating funding (B)	**678,635**	**699,698**	**730,628**	**757,590**	**772,784**	**797,535**	**825,525**	**857,113**	**890,305**	**915,101**
Surplus (deficit) of operating funding (A-B)	**121,457**	**167,179**	**220,140**	**249,081**	**291,011**	**316,551**	**344,949**	**356,612**	**380,601**	**407,731**
Sources of capital funding										
Subsidies and grants for capital expenditure	187,740	152,333	97,998	48,606	44,878	32,246	33,728	33,448	34,030	32,104
Development and financial contributions	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Increase (decrease) in debt	341,916	226,280	136,959	128,708	87,505	85,948	69,405	87,202	(40,743)	(62,704)
Gross proceeds from sales of assets	23,410	34,620	15,700	2,000	9,990	2,000	2,000	2,000	2,000	34,000
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**556,565**	**416,734**	**254,158**	**182,813**	**145,873**	**123,694**	**108,633**	**126,150**	**(1,213)**	**6,900**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	75,401	68,970	63,780	71,282	46,111	44,955	26,781	40,145	28,055	29,049
- to improve level of service	368,303	280,847	151,873	63,170	91,964	119,465	180,145	184,415	115,815	163,186
- to replace existing assets	234,318	234,096	258,645	297,442	298,809	275,824	246,656	258,201	235,517	222,396
Increase (decrease) in reserves	0	0	(0)	(0)	(0)	0	(0)	(0)	0	0
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**678,023**	**583,913**	**474,298**	**431,894**	**436,884**	**440,245**	**453,581**	**482,761**	**379,388**	**414,630**
Surplus (deficit) of capital funding (C-D)	**(121,457)**	**(167,179)**	**(220,140)**	**(249,081)**	**(291,011)**	**(316,551)**	**(344,949)**	**(356,612)**	**(380,601)**	**(407,731)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	222,636	246,385	274,731	308,678	339,294	365,261	394,998	412,227	434,427	466,041

FUNDING IMPACT STATEMENT
1.1 Governance Information and Engagement

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	22,847	24,868	23,770	24,607	25,780	25,774	26,816	27,754	27,849	28,827
Targeted rates (other than a targeted rate for water supply)	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0
Fees and charges	552	758	466	476	693	495	504	733	523	532
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**23,398**	**25,626**	**24,236**	**25,083**	**26,473**	**26,269**	**27,320**	**28,486**	**28,372**	**29,359**
Applications of operating funding										
Payments to staff and suppliers	13,977	15,309	14,546	15,046	15,945	15,446	15,996	16,890	16,359	16,991
Finance costs	30	30	27	31	33	36	40	44	54	55
Other operating funding applications	10	10	10	10	10	10	10	10	10	10
Internal charges	8,371	8,769	8,106	8,434	8,922	9,256	9,771	10,541	10,947	11,302
Total applications of operating funding (B)	**22,388**	**24,117**	**22,689**	**23,521**	**24,910**	**24,748**	**25,818**	**27,485**	**27,370**	**28,357**
Surplus (deficit) of operating funding (A-B)	**1,011**	**1,508**	**1,547**	**1,562**	**1,562**	**1,520**	**1,502**	**1,002**	**1,002**	**1,002**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	(1,010)	(1,362)	(1,547)	(1,563)	(1,563)	(1,521)	(1,502)	(1,002)	(1,002)	(1,002)
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**(1,010)**	**(1,362)**	**(1,547)**	**(1,563)**	**(1,563)**	**(1,521)**	**(1,502)**	**(1,002)**	**(1,002)**	**(1,002)**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	0	0	0	0	0	0	0	0	0	0
- to improve level of service	0	0	0	0	0	0	0	0	0	0
- to replace existing assets	0	146	0	0	0	0	0	0	0	0
Increase (decrease) in reserves	0	(0)	0	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**0**	**146**	**0**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**
Surplus (deficit) of capital funding (C-D)	**(1,011)**	**(1,508)**	**(1,547)**	**(1,562)**	**(1,562)**	**(1,520)**	**(1,502)**	**(1,002)**	**(1,002)**	**(1,002)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge										
	505	1,002	1,041	1,056	1,056	1,014	996	996	996	996

FUNDING IMPACT STATEMENT

2.1 Parks, Beaches and Open Spaces

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	52,050	56,242	56,797	57,723	58,506	61,782	64,942	67,364	70,309	72,325
Targeted rates (other than a targeted rate for water supply)	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	190	87	89	91	92	94	96	98	100	102
Fees and charges	2,426	2,479	2,533	2,589	2,643	2,695	2,747	2,799	2,852	2,903
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**54,667**	**58,807**	**59,419**	**60,402**	**61,241**	**64,572**	**67,785**	**70,261**	**73,260**	**75,329**
Applications of operating funding										
Payments to staff and suppliers	27,935	28,509	29,050	29,807	30,326	31,761	32,404	33,069	33,709	34,408
Finance costs	5,953	6,240	5,967	6,614	7,046	7,548	8,220	8,619	10,038	10,154
Other operating funding applications	170	170	170	170	120	120	120	120	120	120
Internal charges	10,347	10,595	10,408	10,963	11,521	12,172	12,854	13,705	14,330	14,822
Total applications of operating funding (B)	**44,405**	**45,514**	**45,595**	**47,554**	**49,013**	**51,602**	**53,598**	**55,513**	**58,198**	**59,504**
Surplus (deficit) of operating funding (A-B)	**10,262**	**13,293**	**13,825**	**12,849**	**12,228**	**12,970**	**14,187**	**14,747**	**15,063**	**15,826**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	320	320	320	320	320	320	320	320	320	320
Increase (decrease) in debt	7,660	4,342	3,127	11,208	35,391	19,681	7,961	13,885	9,283	7,659
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**7,979**	**4,662**	**3,447**	**11,528**	**35,710**	**20,001**	**8,280**	**14,205**	**9,603**	**7,979**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	3,896	29	30	4,829	1,757	8,931	10,122	18,434	12,031	9,821
- to improve level of service	5,480	6,964	3,280	8,817	32,715	11,634	2,735	923	492	858
- to replace existing assets	8,865	10,963	13,963	10,731	13,466	12,406	9,610	9,596	12,143	13,125
Increase (decrease) in reserves	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**18,241**	**17,956**	**17,272**	**24,377**	**47,938**	**32,971**	**22,467**	**28,952**	**24,666**	**23,804**
Surplus (deficit) of capital funding (C-D)	**(10,262)**	**(13,293)**	**(13,825)**	**(12,849)**	**(12,228)**	**(12,970)**	**(14,187)**	**(14,747)**	**(15,063)**	**(15,826)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	13,209	13,342	13,876	12,902	12,283	13,028	14,247	14,811	15,129	15,894

FUNDING IMPACT STATEMENT

2.2 Waste Reduction and Energy Conservation

	2024/25 LTP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
	$000s	$000s	$000s	$000s	$000s	$000s	$000s	$000s	$000s	$000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	511	64	65	68	70	73	77	80	(584)	89
Targeted rates (other than a targeted rate for water supply)	0	0	19,628	19,800	18,695	19,268	19,586	20,224	21,462	21,306
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0
Fees and charges	32,592	34,439	31,331	33,208	35,202	37,161	39,188	41,215	43,297	45,423
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**33,103**	**34,503**	**51,024**	**53,076**	**53,968**	**56,503**	**58,851**	**61,519**	**64,175**	**66,818**
Applications of operating funding										
Payments to staff and suppliers	28,788	30,406	43,461	44,372	44,137	45,382	47,060	48,352	49,637	50,921
Finance costs	794	798	769	838	884	938	1,011	1,076	1,240	1,264
Other operating funding applications	538	0	0	0	0	0	0	0	0	0
Internal charges	4,141	4,355	5,272	5,601	5,789	6,205	6,604	7,183	7,560	7,808
Total applications of operating funding (B)	**34,262**	**35,559**	**49,501**	**50,811**	**50,810**	**52,526**	**54,675**	**56,611**	**58,438**	**59,993**
Surplus (deficit) of operating funding (A-B)	**(1,159)**	**(1,056)**	**1,523**	**2,265**	**3,158**	**3,977**	**4,176**	**4,908**	**5,737**	**6,825**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	10,526	32,011	11,442	9,798	4,681	1,082	1,263	2,043	1,444	696
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**10,526**	**32,011**	**11,442**	**9,798**	**4,681**	**1,082**	**1,263**	**2,043**	**1,444**	**696**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	383	13,553	0	0	0	0	0	0	0	0
- to improve level of service	0	0	0	0	0	0	0	0	0	0
- to replace existing assets	8,985	17,403	12,965	12,063	7,839	5,059	5,439	6,951	7,181	7,521
Increase (decrease) in reserves	(0)	0	(0)	(0)	0	0	0	(0)	(0)	(0)
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**9,368**	**30,955**	**12,965**	**12,063**	**7,839**	**5,059**	**5,439**	**6,951**	**7,181**	**7,521**
Surplus (deficit) of capital funding (C-D)	**1,159**	**1,056**	**(1,523)**	**(2,265)**	**(3,158)**	**(3,977)**	**(4,176)**	**(4,908)**	**(5,737)**	**(6,825)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	1,333	1,453	1,864	2,177	2,371	2,530	2,509	2,397	2,414	2,429

FUNDING IMPACT STATEMENT

2.3 Water Supply

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	82,020	91,476	108,859	118,205	129,481	140,257	152,051	165,282	178,924	193,834
Targeted rates (other than a targeted rate for water supply)	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	2,700	0	0	0	0	0	0	0	0	0
Fees and charges	51	52	53	54	56	57	58	59	60	61
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**84,771**	**91,528**	**108,912**	**118,260**	**129,536**	**140,314**	**152,109**	**165,341**	**178,984**	**193,895**
Applications of operating funding										
Payments to staff and suppliers	62,859	65,371	70,908	77,017	83,771	91,101	99,298	108,335	118,319	129,422
Finance costs	7,471	6,799	7,712	8,448	9,126	9,803	10,503	11,513	11,669	11,863
Other operating funding applications	0	0	0	0	0	0	0	0	0	0
Internal charges	2,050	1,936	1,936	2,106	2,246	2,449	2,642	2,910	3,073	3,171
Total applications of operating funding (B)	**72,380**	**74,106**	**80,556**	**87,571**	**95,142**	**103,353**	**112,442**	**122,758**	**133,060**	**144,456**
Surplus (deficit) of operating funding (A-B)	**12,392**	**17,422**	**28,356**	**30,689**	**34,395**	**36,961**	**39,667**	**42,583**	**45,924**	**49,439**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175
Increase (decrease) in debt	(5,864)	(4,664)	(7,859)	(8,504)	(4,684)	15,435	15,527	23,441	(10,894)	(14,403)
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**(4,689)**	**(3,489)**	**(6,684)**	**(7,329)**	**(3,509)**	**16,610**	**16,701**	**24,616**	**(9,719)**	**(13,228)**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	150	154	158	162	166	170	174	178	181	185
- to improve level of service	2,625	1,580	1,570	6,804	16,950	35,655	44,173	43,135	13,223	11,450
- to replace existing assets	4,927	12,199	19,944	16,394	13,769	17,746	12,021	23,886	22,801	24,577
Increase (decrease) in reserves	0	(0)	0	0	0	0	0	(0)	(0)	0
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**7,703**	**13,933**	**21,672**	**23,359**	**30,885**	**53,571**	**56,368**	**67,198**	**36,205**	**36,211**
Surplus (deficit) of capital funding (C-D)	**(12,392)**	**(17,422)**	**(28,356)**	**(30,689)**	**(34,395)**	**(36,961)**	**(39,667)**	**(42,583)**	**(45,924)**	**(49,439)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	26,460	28,229	29,591	31,755	34,095	36,661	39,367	42,283	45,624	49,439

FUNDING IMPACT STATEMENT

2.4 Wastewater

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	0	0	0	0	0	0	0	0	0	0
Targeted rates (other than a targeted rate for water supply)	78,375	86,263	110,901	118,567	125,952	130,993	136,967	143,400	149,076	155,559
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0
Fees and charges	948	967	989	1,010	1,031	1,052	1,072	1,092	1,113	1,133
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**79,324**	**87,230**	**111,889**	**119,577**	**126,983**	**132,045**	**138,039**	**144,492**	**150,189**	**156,693**
Applications of operating funding										
Payments to staff and suppliers	43,669	45,621	53,721	55,107	56,484	57,778	59,102	60,405	61,679	62,967
Finance costs	13,340	12,228	13,692	14,900	16,011	17,122	18,271	19,928	20,183	20,502
Other operating funding applications	0	0	0	0	0	0	0	0	0	0
Internal charges	2,258	2,707	3,113	3,761	4,013	4,383	4,734	5,228	5,523	5,699
Total applications of operating funding (B)	**59,267**	**60,556**	**70,526**	**73,768**	**76,508**	**79,284**	**82,107**	**85,561**	**87,386**	**89,168**
Surplus (deficit) of operating funding (A-B)	**20,057**	**26,674**	**41,363**	**45,809**	**50,475**	**52,762**	**55,933**	**58,931**	**62,804**	**67,525**
Sources of capital funding										
Subsidies and grants for capital expenditure	130,074	106,298	43,825	0	6,520	2,768	0	0	0	0
Development and financial contributions	961	961	961	961	961	961	961	961	961	961
Increase (decrease) in debt	31,014	(2,149)	(7,032)	33,370	4,552	4,148	(2,824)	(5,589)	(7,981)	43,279
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**162,050**	**105,110**	**37,755**	**34,332**	**12,033**	**7,877**	**(1,863)**	**(4,628)**	**(7,019)**	**44,241**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	6,150	205	158	162	166	170	174	178	181	185
- to improve level of service	145,386	107,626	51,837	6,222	2,077	14,856	14,642	14,493	27,354	85,630
- to replace existing assets	30,570	23,953	27,123	73,757	60,265	45,613	39,254	39,632	28,249	25,951
Increase (decrease) in reserves	(0)	0	0	0	0	0	0	0	0	0
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**182,106**	**131,784**	**79,118**	**80,141**	**62,508**	**60,639**	**54,070**	**54,303**	**55,785**	**111,766**
Surplus (deficit) of capital funding (C-D)	**(20,057)**	**(26,674)**	**(41,363)**	**(45,809)**	**(50,475)**	**(52,762)**	**(55,933)**	**(58,931)**	**(62,804)**	**(67,525)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	41,405	44,245	49,141	58,251	61,157	63,444	66,615	70,627	74,500	79,221

FUNDING IMPACT STATEMENT

2.5 Stormwater

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	0	0	0	0	0	0	0	0	0	0
Targeted rates (other than a targeted rate for water supply)	34,140	37,825	46,025	50,774	55,724	58,727	61,896	65,588	68,972	72,341
Subsidies and grants for operating purposes	1,234	1,325	1,361	1,397	1,431	1,464	1,498	1,531	1,563	1,596
Fees and charges	2	2	2	2	2	2	2	2	2	2
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**35,375**	**39,152**	**47,388**	**52,172**	**57,157**	**60,194**	**63,396**	**67,121**	**70,538**	**73,939**
Applications of operating funding										
Payments to staff and suppliers	15,606	16,092	16,526	16,956	17,380	17,780	18,189	18,589	18,979	19,378
Finance costs	9,101	8,283	9,395	10,291	11,117	11,942	12,794	14,025	14,215	14,451
Other operating funding applications	0	0	0	0	0	0	0	0	0	0
Internal charges	799	837	839	908	965	1,048	1,126	1,234	1,301	1,342
Total applications of operating funding (B)	**25,505**	**25,212**	**26,760**	**28,155**	**29,462**	**30,769**	**32,109**	**33,848**	**34,495**	**35,171**
Surplus (deficit) of operating funding (A-B)	**9,871**	**13,940**	**20,628**	**24,017**	**27,696**	**29,425**	**31,287**	**33,274**	**36,043**	**38,768**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	102	102	102	102	102	102	102	102	102	102
Increase (decrease) in debt	(6,251)	(10,253)	(7,407)	(16,305)	(16,250)	(2,885)	26,466	20,031	(18,682)	(25,784)
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**(6,149)**	**(10,151)**	**(7,305)**	**(16,203)**	**(16,149)**	**(2,784)**	**26,567**	**20,133**	**(18,580)**	**(25,682)**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	150	154	158	162	166	170	174	178	181	185
- to improve level of service	2,045	2,045	2,079	2,851	7,819	22,862	54,950	45,423	4,993	8,887
- to replace existing assets	1,526	1,591	11,087	4,801	3,562	3,609	2,731	7,806	12,289	4,014
Increase (decrease) in reserves	0	(0)	0	(0)	(0)	(0)	(0)	0	0	0
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**3,721**	**3,789**	**13,323**	**7,814**	**11,547**	**26,641**	**57,855**	**53,407**	**17,464**	**13,086**
Surplus (deficit) of capital funding (C-D)	**(9,871)**	**(13,940)**	**(20,628)**	**(24,017)**	**(27,696)**	**(29,425)**	**(31,287)**	**(33,274)**	**(36,043)**	**(38,768)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	21,659	23,028	24,510	26,065	27,696	29,425	31,287	33,274	36,043	38,768

FUNDING IMPACT STATEMENT

2.6 Conservation Attractions

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	9,739	9,875	10,036	10,356	10,709	11,037	11,393	11,781	12,144	12,486
Targeted rates (other than a targeted rate for water supply)	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0
Fees and charges	0	0	0	0	0	0	0	0	0	0
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**9,739**	**9,875**	**10,036**	**10,356**	**10,709**	**11,037**	**11,393**	**11,781**	**12,144**	**12,486**
Applications of operating funding										
Payments to staff and suppliers	408	417	426	435	444	453	461	470	479	487
Finance costs	924	908	869	935	988	1,058	1,134	1,228	1,395	1,423
Other operating funding applications	5,837	6,047	6,217	6,366	6,500	6,617	6,716	6,803	6,885	6,954
Internal charges	1	2	2	2	2	2	2	2	2	2
Total applications of operating funding (B)	**7,171**	**7,374**	**7,513**	**7,738**	**7,934**	**8,129**	**8,314**	**8,503**	**8,761**	**8,867**
Surplus (deficit) of operating funding (A-B)	**2,568**	**2,501**	**2,523**	**2,619**	**2,775**	**2,908**	**3,080**	**3,278**	**3,383**	**3,620**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	(1,257)	(1,159)	(1,117)	(795)	(99)	1,270	5,249	8,493	(755)	(382)
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**(1,257)**	**(1,159)**	**(1,117)**	**(795)**	**(99)**	**1,270**	**5,249**	**8,493**	**(755)**	**(382)**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	0	0	0	0	0	0	0	0	0	0
- to improve level of service	0	0	0	0	332	793	5,213	8,428	423	987
- to replace existing assets	1,311	1,342	1,406	1,823	2,344	3,385	3,115	3,343	2,204	2,251
Increase (decrease) in reserves	0	(0)	(0)	0	0	0	(0)	(0)	(0)	0
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**1,311**	**1,342**	**1,406**	**1,823**	**2,676**	**4,178**	**8,329**	**11,771**	**2,627**	**3,238**
Surplus (deficit) of capital funding (C-D)	**(2,568)**	**(2,501)**	**(2,523)**	**(2,619)**	**(2,775)**	**(2,908)**	**(3,080)**	**(3,278)**	**(3,383)**	**(3,620)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	2,530	2,463	2,485	2,581	2,737	2,870	3,042	3,240	3,383	3,620

FUNDING IMPACT STATEMENT

3.1 City Promotions and Business Support

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	12,799	12,216	12,296	13,142	12,962	12,985	13,239	13,624	14,046	13,787
Targeted rates (other than a targeted rate for water supply)	17,306	17,483	17,642	17,188	17,813	17,900	18,024	18,163	18,263	17,770
Subsidies and grants for operating purposes	500	511	522	533	543	554	564	575	585	596
Fees and charges	22,574	23,821	24,782	25,837	26,902	27,834	28,653	29,425	30,220	30,764
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**53,179**	**54,031**	**55,241**	**56,700**	**58,221**	**59,273**	**60,481**	**61,787**	**63,114**	**62,916**
Applications of operating funding										
Payments to staff and suppliers	29,586	30,349	31,065	31,734	32,413	33,074	33,727	34,405	35,108	35,532
Finance costs	3,724	3,671	3,620	3,572	3,527	3,484	3,438	3,399	3,353	3,307
Other operating funding applications	15,627	18,966	19,291	19,701	17,231	18,605	18,793	18,959	19,114	19,244
Internal charges	2,159	1,878	1,849	1,931	2,014	2,112	2,213	2,347	2,441	2,508
Total applications of operating funding (B)	**51,096**	**54,864**	**55,824**	**56,938**	**55,184**	**57,275**	**58,171**	**59,110**	**60,016**	**60,592**
Surplus (deficit) of operating funding (A-B)	**2,083**	**(833)**	**(583)**	**(238)**	**3,037**	**1,998**	**2,309**	**2,677**	**3,098**	**2,325**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	1,221	3,685	2,726	9,148	6,261	5,880	2,206	254	4,005	1,719
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**1,221**	**3,685**	**2,726**	**9,148**	**6,261**	**5,880**	**2,206**	**254**	**4,005**	**1,719**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	0	0	0	0	0	0	0	0	0	0
- to improve level of service	0	0	0	3,196	3,260	3,322	3,385	0	0	0
- to replace existing assets	3,304	2,851	2,143	5,714	6,038	4,555	1,130	2,931	7,103	4,043
Increase (decrease) in reserves	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**3,304**	**2,851**	**2,143**	**8,910**	**9,298**	**7,877**	**4,515**	**2,931**	**7,103**	**4,043**
Surplus (deficit) of capital funding (C-D)	**(2,083)**	**833**	**583**	**238**	**(3,037)**	**(1,998)**	**(2,309)**	**(2,677)**	**(3,098)**	**(2,325)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	6,433	6,600	6,842	7,965	9,165	9,617	10,007	10,850	11,119	11,597

FUNDING IMPACT STATEMENT

4.1 Arts and Cultural Activities

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	20,671	21,967	21,854	22,423	22,908	23,239	23,654	24,096	24,484	24,802
Targeted rates (other than a targeted rate for water supply)	8,258	8,411	8,597	8,736	8,840	8,706	8,996	9,063	9,134	9,187
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0
Fees and charges	547	558	570	583	595	607	618	630	642	654
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**29,476**	**30,936**	**31,021**	**31,742**	**32,343**	**32,552**	**33,268**	**33,788**	**34,260**	**34,642**
Applications of operating funding										
Payments to staff and suppliers	7,948	8,539	8,049	8,209	8,379	8,541	8,705	8,873	9,037	9,183
Finance costs	79	69	56	64	68	74	83	90	110	112
Other operating funding applications	19,079	19,953	20,442	20,741	21,010	21,028	21,444	21,620	21,784	21,922
Internal charges	1,579	1,639	1,526	1,595	1,674	1,752	1,853	1,993	2,087	2,151
Total applications of operating funding (B)	**28,686**	**30,199**	**30,073**	**30,609**	**31,131**	**31,395**	**32,085**	**32,576**	**33,017**	**33,369**
Surplus (deficit) of operating funding (A-B)	**790**	**737**	**948**	**1,132**	**1,212**	**1,157**	**1,184**	**1,212**	**1,243**	**1,274**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	2,027	15,005	6,969	(0)	(1,130)	(1,074)	(1,099)	(1,126)	(1,155)	(1,185)
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**2,027**	**15,005**	**6,969**	**(0)**	**(1,130)**	**(1,074)**	**(1,099)**	**(1,126)**	**(1,155)**	**(1,185)**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	0	0	0	0	0	0	0	0	0	0
- to improve level of service	1,865	15,742	7,918	1,132	82	83	85	86	88	89
- to replace existing assets	952	0	0	0	0	0	0	0	0	0
Increase (decrease) in reserves	0	0	0	(0)	0	(0)	(0)	0	0	(0)
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**2,817**	**15,742**	**7,918**	**1,132**	**82**	**83**	**85**	**86**	**88**	**89**
Surplus (deficit) of capital funding (C-D)	**(790)**	**(737)**	**(948)**	**(1,132)**	**(1,212)**	**(1,157)**	**(1,184)**	**(1,212)**	**(1,243)**	**(1,274)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	752	699	910	1,094	1,174	1,119	1,146	1,175	1,205	1,236

FUNDING IMPACT STATEMENT

5.1 Recreation Promotion and Support

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	48,226	49,591	50,960	53,305	55,123	57,288	58,903	61,779	64,308	66,020
Targeted rates (other than a targeted rate for water supply)	2,628	2,705	2,768	2,903	2,975	3,065	3,328	3,541	3,822	3,931
Subsidies and grants for operating purposes	15	15	16	16	16	17	17	17	18	18
Fees and charges	13,399	13,904	14,210	14,354	14,827	14,919	15,411	15,699	15,886	16,198
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**64,268**	**66,216**	**67,954**	**70,578**	**72,942**	**75,288**	**77,660**	**81,037**	**84,033**	**86,167**
Applications of operating funding										
Payments to staff and suppliers	32,014	32,815	34,212	34,525	35,338	36,197	36,849	37,793	38,730	39,191
Finance costs	3,703	3,598	3,438	3,709	3,862	4,063	4,317	4,539	5,074	5,130
Other operating funding applications	1,047	1,077	1,101	1,123	1,142	1,159	1,173	1,186	1,198	1,208
Internal charges	14,628	15,195	15,060	15,847	16,594	17,461	18,447	19,922	20,891	21,477
Total applications of operating funding (B)	**51,392**	**52,686**	**53,811**	**55,203**	**56,936**	**58,880**	**60,787**	**63,440**	**65,893**	**67,005**
Surplus (deficit) of operating funding (A-B)	**12,876**	**13,530**	**14,143**	**15,375**	**16,006**	**16,408**	**16,873**	**17,597**	**18,140**	**19,162**
Sources of capital funding										
Subsidies and grants for capital expenditure	905	389	0	0	0	0	2,264	439	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	1,390	4,353	2,682	(8,232)	(6,711)	(6,957)	(12,916)	(10,153)	(7,590)	(8,562)
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**2,294**	**4,742**	**2,682**	**(8,232)**	**(6,711)**	**(6,957)**	**(10,653)**	**(9,714)**	**(7,590)**	**(8,562)**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	0	0	0	0	0	0	0	0	0	433
- to improve level of service	8,503	11,651	8,333	0	144	147	149	159	609	165
- to replace existing assets	6,667	6,621	8,492	7,143	9,151	9,305	6,071	7,724	9,941	10,002
Increase (decrease) in reserves	0	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**15,170**	**18,272**	**16,825**	**7,143**	**9,294**	**9,451**	**6,220**	**7,883**	**10,550**	**10,601**
Surplus (deficit) of capital funding (C-D)	**(12,876)**	**(13,530)**	**(14,143)**	**(15,375)**	**(16,006)**	**(16,408)**	**(16,873)**	**(17,597)**	**(18,140)**	**(19,162)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	12,503	13,157	13,769	15,002	15,632	16,035	16,500	17,224	17,767	18,789

FUNDING IMPACT STATEMENT

5.2 Community Participation and Support

	2024/25 LTP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
	$000s	$000s	$000s	$000s	$000s	$000s	$000s	$000s	$000s	$000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	54,939	63,933	65,189	68,185	70,251	71,811	73,615	73,915	76,273	78,218
Targeted rates (other than a targeted rate for water supply)	11,444	11,846	11,626	13,066	13,469	13,915	13,604	14,157	14,843	16,234
Subsidies and grants for operating purposes	184	23	24	24	25	25	26	26	27	27
Fees and charges	22,036	22,392	22,885	23,388	23,879	24,356	24,819	25,290	25,770	26,233
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	52	53	54	55	56	58	59	60	61	62
Total operating funding (A)	**88,654**	**98,247**	**99,778**	**104,719**	**107,679**	**110,166**	**112,122**	**113,448**	**116,974**	**120,775**
Applications of operating funding										
Payments to staff and suppliers	50,138	53,826	51,150	52,857	54,008	55,117	55,678	56,812	57,948	58,971
Finance costs	3,248	4,997	6,979	9,662	11,925	13,204	13,496	13,448	13,811	13,463
Other operating funding applications	8,590	12,234	12,234	8,234	5,234	5,234	5,234	5,234	5,234	5,235
Internal charges	21,367	24,850	27,719	29,663	30,719	31,582	32,613	33,048	34,717	36,553
Total applications of operating funding (B)	**83,343**	**95,908**	**98,083**	**100,416**	**101,887**	**105,138**	**107,021**	**108,543**	**111,711**	**114,222**
Surplus (deficit) of operating funding (A-B)	**5,311**	**2,339**	**1,694**	**4,302**	**5,792**	**5,028**	**5,101**	**4,905**	**5,263**	**6,552**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	45,318	57,879	67,408	97,763	87,077	84,548	101,876	93,733	65,446	48,582
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**45,318**	**57,879**	**67,408**	**97,763**	**87,077**	**84,548**	**101,876**	**93,733**	**65,446**	**48,582**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	720	1,150	1,702	2,737	0	0	0	0	0	0
- to improve level of service	1,881	379	86	3,844	3,852	3,860	25,491	39,159	36,640	25,503
- to replace existing assets	48,028	58,689	67,315	95,484	89,018	85,716	81,486	59,479	34,068	29,631
Increase (decrease) in reserves	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**50,629**	**60,218**	**69,103**	**102,065**	**92,869**	**89,576**	**106,977**	**98,639**	**70,708**	**55,134**
Surplus (deficit) of capital funding (C-D)	**(5,311)**	**(2,339)**	**(1,694)**	**(4,302)**	**(5,792)**	**(5,028)**	**(5,101)**	**(4,905)**	**(5,263)**	**(6,552)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**(0)**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	23,723	25,420	28,339	31,018	33,271	35,225	36,805	37,461	39,530	42,491

FUNDING IMPACT STATEMENT

5.3 Public Health and Safety

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	3,361	3,530	3,289	3,391	3,554	3,661	3,837	4,078	4,190	4,306
Targeted rates (other than a targeted rate for water supply)	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0
Fees and charges	4,940	5,039	5,150	5,263	5,373	5,481	5,585	5,691	5,799	5,903
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	107	109	112	114	116	118	121	123	125	127
Total operating funding (A)	**8,408**	**8,678**	**8,551**	**8,768**	**9,043**	**9,260**	**9,542**	**9,892**	**10,115**	**10,337**
Applications of operating funding										
Payments to staff and suppliers	5,027	5,145	5,247	5,358	5,475	5,570	5,676	5,784	5,888	5,983
Finance costs	1	1	1	1	1	1	2	2	2	2
Other operating funding applications	32	32	33	34	34	35	36	36	37	38
Internal charges	3,116	3,269	3,040	3,144	3,302	3,427	3,604	3,845	4,016	4,142
Total applications of operating funding (B)	**8,176**	**8,447**	**8,321**	**8,538**	**8,813**	**9,034**	**9,317**	**9,667**	**9,942**	**10,165**
Surplus (deficit) of operating funding (A-B)	**232**	**231**	**230**	**230**	**230**	**227**	**225**	**225**	**172**	**172**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	(232)	(231)	(230)	(230)	(230)	(227)	(225)	(225)	(172)	(172)
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**(232)**	**(231)**	**(230)**	**(230)**	**(230)**	**(227)**	**(225)**	**(225)**	**(172)**	**(172)**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	0	0	0	0	0	0	0	0	0	0
- to improve level of service	0	0	0	0	0	0	0	0	0	0
- to replace existing assets	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in reserves	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**	**(0)**
Surplus (deficit) of capital funding (C-D)	**(232)**	**(231)**	**(230)**	**(230)**	**(230)**	**(227)**	**(225)**	**(225)**	**(172)**	**(172)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	11	10	10	10	10	6	5	5	0	0

FUNDING IMPACT STATEMENT

6.1 Urban Planning, Heritage and Public Spaces Development

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	19,443	19,201	19,230	19,460	20,320	21,048	22,111	23,283	24,042	22,677
Targeted rates (other than a targeted rate for water supply)	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	1,410	335	0	0	0	0	0	0	0	0
Fees and charges	13,847	14,803	15,222	15,621	16,040	16,471	16,901	17,428	17,909	18,374
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**34,700**	**34,339**	**34,452**	**35,081**	**36,360**	**37,520**	**39,012**	**40,710**	**41,952**	**41,051**
Applications of operating funding										
Payments to staff and suppliers	33,856	25,403	25,304	25,329	25,825	26,435	27,041	27,865	28,443	29,187
Finance costs	13	24	6	(2)	(7)	7	37	66	115	140
Other operating funding applications	500	500	500	500	500	500	500	500	500	500
Internal charges	6,483	5,920	5,426	5,609	5,885	6,119	6,474	6,979	7,289	7,505
Total applications of operating funding (B)	**40,852**	**31,847**	**31,236**	**31,436**	**32,203**	**33,061**	**34,051**	**35,409**	**36,347**	**37,331**
Surplus (deficit) of operating funding (A-B)	**(6,152)**	**2,492**	**3,216**	**3,644**	**4,158**	**4,459**	**4,961**	**5,301**	**5,604**	**3,719**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	11,622	1,242	(1,104)	(1,966)	(2,884)	(2,767)	(3,412)	2,439	(1,362)	749
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**11,622**	**1,242**	**(1,104)**	**(1,966)**	**(2,884)**	**(2,767)**	**(3,412)**	**2,439**	**(1,362)**	**749**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	5,099	1,314	1,170	1,196	949	968	986	5,149	3,659	1,783
- to improve level of service	371	2,420	942	482	324	723	563	2,591	584	2,685
- to replace existing assets	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in reserves	(0)	(0)	0	(0)	(0)	(0)	0	0	(0)	0
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**5,470**	**3,734**	**2,112**	**1,678**	**1,273**	**1,691**	**1,549**	**7,740**	**4,242**	**4,469**
Surplus (deficit) of capital funding (C-D)	**6,152**	**(2,492)**	**(3,216)**	**(3,644)**	**(4,158)**	**(4,459)**	**(4,961)**	**(5,301)**	**(5,604)**	**(3,719)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	61	313	1,036	1,465	1,978	2,279	2,781	3,121	3,425	3,719

FUNDING IMPACT STATEMENT

6.2 Building and Development

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	11,844	12,541	11,701	12,188	12,812	13,397	14,154	15,214	15,587	16,068
Targeted rates (other than a targeted rate for water supply)	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0
Fees and charges	21,927	22,381	22,874	23,361	23,835	24,294	24,756	25,226	25,688	26,150
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	6	6	6	6	6	6	6	6	7	7
Total operating funding (A)	**33,777**	**34,928**	**34,580**	**35,554**	**36,653**	**37,698**	**38,916**	**40,446**	**41,281**	**42,225**
Applications of operating funding										
Payments to staff and suppliers	19,850	20,456	20,894	21,337	21,765	22,180	22,602	23,031	23,448	23,854
Finance costs	8	8	7	8	9	10	11	12	14	14
Other operating funding applications	12	12	12	13	13	13	13	14	14	14
Internal charges	13,122	13,666	12,884	13,413	14,083	14,722	15,530	16,640	17,399	17,938
Total applications of operating funding (B)	**32,991**	**34,142**	**33,797**	**34,771**	**35,870**	**36,925**	**38,156**	**39,697**	**40,875**	**41,821**
Surplus (deficit) of operating funding (A-B)	**786**	**786**	**783**	**783**	**783**	**773**	**760**	**750**	**406**	**404**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	62,586	48,039	30,287	4,217	(783)	(773)	(760)	(750)	(406)	(404)
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**62,586**	**48,039**	**30,287**	**4,217**	**(783)**	**(773)**	**(760)**	**(750)**	**(406)**	**(404)**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	0	0	0	0	0	0	0	0	0	0
- to improve level of service	63,325	48,824	31,070	5,000	0	0	0	0	0	0
- to replace existing assets	47	0	0	0	0	0	0	0	0	0
Increase (decrease) in reserves	0	0	(0)	0	0	(0)	0	(0)	0	0
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**63,372**	**48,824**	**31,070**	**5,000**	**0**	**(0)**	**0**	**(0)**	**0**	**0**
Surplus (deficit) of capital funding (C-D)	**(786)**	**(786)**	**(783)**	**(783)**	**(783)**	**(773)**	**(760)**	**(750)**	**(406)**	**(404)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	82	82	80	80	80	69	56	46	2	0

FUNDING IMPACT STATEMENT

7.1 Transport

	2024/25 LTP	2025/26 LTP	2026/27 LTP	2027/28 LTP	2028/29 LTP	2029/30 LTP	2030/31 LTP	2031/32 LTP	2032/33 LTP	2033/34 LTP
	$000s	$000s	$000s	$000s	$000s	$000s	$000s	$000s	$000s	$000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	86,524	106,738	116,645	131,965	148,921	165,585	183,014	184,245	199,983	213,262
Targeted rates (other than a targeted rate for water supply)	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	14,579	15,351	15,715	16,109	16,474	16,830	17,197	17,589	17,988	18,381
Fees and charges	3,931	4,011	4,100	4,191	4,280	4,366	4,452	4,537	4,624	4,711
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	0	0	0	0	0	0	0	0	0	0
Total operating funding (A)	**105,034**	**126,100**	**136,461**	**152,265**	**169,675**	**186,781**	**204,663**	**206,371**	**222,595**	**236,353**
Applications of operating funding										
Payments to staff and suppliers	39,615	41,194	42,164	43,207	44,178	45,122	46,143	47,181	48,234	49,273
Finance costs	18,107	17,958	16,577	18,841	20,248	21,982	24,378	26,542	32,340	32,948
Other operating funding applications	1,263	1,038	500	3,208	2,667	200	200	200	200	200
Internal charges	11,282	11,565	11,591	12,187	12,728	13,405	14,118	15,070	15,727	16,201
Total applications of operating funding (B)	**70,267**	**71,756**	**70,831**	**77,444**	**79,821**	**80,708**	**84,838**	**88,992**	**96,501**	**98,622**
Surplus (deficit) of operating funding (A-B)	**34,767**	**54,344**	**65,630**	**74,822**	**89,855**	**106,072**	**119,825**	**117,379**	**126,094**	**137,732**
Sources of capital funding										
Subsidies and grants for capital expenditure	56,761	45,646	54,173	48,606	38,358	29,477	31,466	33,009	34,030	32,104
Development and financial contributions	942	942	942	942	942	942	942	942	942	942
Increase (decrease) in debt	44,988	27,783	23,049	4,602	(17,770)	(31,168)	(62,019)	(56,938)	(68,521)	(77,134)
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**102,692**	**74,372**	**78,164**	**54,150**	**21,530**	**(748)**	**(29,611)**	**(22,987)**	**(33,549)**	**(44,088)**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	58,853	52,412	60,405	62,034	42,907	34,547	15,151	16,030	11,822	16,456
- to improve level of service	38,296	31,003	36,837	23,096	23,432	24,535	27,743	29,033	30,405	25,907
- to replace existing assets	40,310	45,302	46,552	43,841	45,045	46,244	47,320	49,330	50,318	51,281
Increase (decrease) in reserves	(0)	0	(0)	0	0	(0)	(0)	0	(0)	(1)
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**137,459**	**128,716**	**143,794**	**128,971**	**111,384**	**105,325**	**90,214**	**94,393**	**92,546**	**93,644**
Surplus (deficit) of capital funding (C-D)	**(34,767)**	**(54,344)**	**(65,630)**	**(74,822)**	**(89,855)**	**(106,072)**	**(119,825)**	**(117,379)**	**(126,094)**	**(137,732)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	54,243	66,866	77,867	90,650	105,231	119,522	133,333	134,317	139,565	151,203

FUNDING IMPACT STATEMENT
7.2 Parking

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	(16,924)	(17,287)	(17,929)	(18,046)	(17,854)	(19,296)	(19,382)	(19,396)	(19,587)	(19,685)
Targeted rates (other than a targeted rate for water supply)	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0
Fees and charges	31,714	32,243	32,893	33,618	34,326	35,014	35,681	36,361	37,054	37,723
Interest and dividends from investments	0	0	0	0	0	0	0	0	0	0
Local authorities fuel tax, fines, infringement fees, and other receipts	8,357	8,745	8,952	9,158	9,359	9,556	9,747	9,942	10,141	10,333
Total operating funding (A)	**23,148**	**23,701**	**23,915**	**24,729**	**25,831**	**25,274**	**26,046**	**26,907**	**27,607**	**28,371**
Applications of operating funding										
Payments to staff and suppliers	14,526	14,797	15,107	15,441	15,976	16,211	16,545	16,886	17,226	17,509
Finance costs	821	821	820	821	821	821	821	821	821	821
Other operating funding applications	2	2	2	2	2	2	2	2	2	2
Internal charges	5,642	5,838	5,572	5,773	6,055	6,252	6,577	7,023	7,344	7,560
Total applications of operating funding (B)	**20,990**	**21,456**	**21,501**	**22,035**	**22,853**	**23,286**	**23,945**	**24,732**	**25,392**	**25,892**
Surplus (deficit) of operating funding (A-B)	**2,158**	**2,244**	**2,414**	**2,694**	**2,978**	**1,988**	**2,101**	**2,175**	**2,215**	**2,480**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	0	0	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	3,072	(542)	(23)	(689)	(1,992)	(751)	(1,019)	(99)	304	(322)
Gross proceeds from sales of assets	0	0	0	0	0	0	0	0	0	0
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**3,072**	**(542)**	**(23)**	**(689)**	**(1,992)**	**(751)**	**(1,019)**	**(99)**	**304**	**(322)**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	0	0	0	0	0	0	0	0	0	0
- to improve level of service	4,714	915	940	962	198	202	206	210	215	219
- to replace existing assets	516	786	1,451	1,043	788	1,035	876	1,865	2,304	1,939
Increase (decrease) in reserves	0	(0)	(0)	0	(0)	(0)	0	0	(0)	(0)
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**5,230**	**1,702**	**2,391**	**2,005**	**986**	**1,237**	**1,082**	**2,076**	**2,519**	**2,158**
Surplus (deficit) of capital funding (C-D)	**(2,158)**	**(2,244)**	**(2,414)**	**(2,694)**	**(2,978)**	**(1,988)**	**(2,101)**	**(2,175)**	**(2,215)**	**(2,480)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	1,216	1,302	1,472	1,752	2,036	1,046	1,207	1,281	1,372	1,636

FUNDING IMPACT STATEMENT

10.1 Organisational Projects

	2024/25 LTP $000s	2025/26 LTP $000s	2026/27 LTP $000s	2027/28 LTP $000s	2028/29 LTP $000s	2029/30 LTP $000s	2030/31 LTP $000s	2031/32 LTP $000s	2032/33 LTP $000s	2033/34 LTP $000s
Sources of operating funding										
General rates, uniform annual general charges, rates penalties	2,290	(900)	(5,169)	(7,823)	(10,400)	(14,332)	(16,255)	(17,160)	(17,606)	(19,400)
Targeted rates (other than a targeted rate for water supply)	0	0	0	0	0	0	0	0	0	0
Subsidies and grants for operating purposes	0	0	0	0	0	0	0	0	0	0
Fees and charges	25,183	27,647	30,002	30,646	31,272	31,229	31,822	32,427	33,025	33,620
Interest and dividends from investments	10,500	15,111	19,930	23,614	26,912	31,227	33,061	33,804	34,606	35,944
Local authorities fuel tax, fines, infringement fees, and other receipts	1,100	1,123	1,148	1,172	1,195	1,218	1,241	1,265	1,288	1,311
Total operating funding (A)	**39,073**	**42,981**	**45,911**	**47,609**	**48,979**	**49,342**	**49,870**	**50,336**	**51,313**	**51,474**
Applications of operating funding										
Payments to staff and suppliers	136,802	144,062	144,358	146,976	149,446	152,614	155,670	158,268	161,694	164,488
Finance costs	5,125	5,109	4,776	5,420	5,823	6,307	6,984	7,546	9,110	9,286
Other operating funding applications	6,345	5,270	5,270	4,020	1,020	20	20	20	20	20
Internal charges recovered	(122,808)	(128,488)	(130,396)	(135,336)	(141,986)	(147,520)	(154,584)	(161,168)	(167,922)	(173,226)
Total applications of operating funding (B)	**25,463**	**25,954**	**24,009**	**21,080**	**14,303**	**11,421**	**8,090**	**4,666**	**2,902**	**567**
Surplus (deficit) of operating funding (A-B)	**13,609**	**17,027**	**21,902**	**26,529**	**34,676**	**37,921**	**41,780**	**45,670**	**48,411**	**50,907**
Sources of capital funding										
Subsidies and grants for capital expenditure	0	0	0	0	0	0	(1)	(0)	0	0
Development and financial contributions	0	0	0	0	0	0	0	0	0	0
Increase (decrease) in debt	135,103	52,300	15,585	(3,117)	3,638	2,025	(5,366)	(1,238)	(2,707)	(36,042)
Gross proceeds from sales of assets	23,410	34,620	15,700	2,000	9,990	2,000	2,000	2,000	2,000	34,000
Lump sum contributions	0	0	0	0	0	0	0	0	0	0
Total sources of capital funding (C)	**158,513**	**86,920**	**31,285**	**(1,117)**	**13,628**	**4,025**	**(3,367)**	**762**	**(707)**	**(2,042)**
Applications of capital funding										
Capital expenditure										
- to meet additional demand	0	0	0	0	0	0	0	0	0	0
- to improve level of service	93,812	51,697	6,982	764	779	794	810	775	789	804
- to replace existing assets	78,310	52,249	46,205	24,648	47,525	41,151	37,603	45,658	46,915	48,062
Increase (decrease) in reserves	0	(0)	0	0	0	0	0	0	0	0
Increase (decrease) in investments	0	0	0	0	0	0	0	0	0	0
Total applications of capital funding (D)	**172,122**	**103,947**	**53,187**	**25,411**	**48,304**	**41,946**	**38,413**	**46,432**	**47,704**	**48,866**
Surplus (deficit) of capital funding (C-D)	**(13,609)**	**(17,027)**	**(21,902)**	**(26,529)**	**(34,676)**	**(37,921)**	**(41,780)**	**(45,670)**	**(48,411)**	**(50,907)**
Funding balance ((A-B) + (C-D))	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Expenses for this activity grouping include the following depreciation/amortisation charge	16,511	18,175	21,897	24,859	29,323	31,371	35,096	39,121	42,355	45,002

ACTIONS TRACKING AND FORWARD PROGRAMME

Kōrero taunaki | Summary of considerations

Purpose

1. This report provides an update on past actions agreed by the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee (the Committee), or its equivalent, at its previous meetings (hui).
2. Additionally, this report provides a list of items that are scheduled to be considered at the next two hui of the Committee.

Strategic alignment with community wellbeing outcomes and priority areas

	Aligns with the following strategies and priority areas: ☐ Sustainable, natural eco city ☐ People friendly, compact, safe and accessible capital city ☐ Innovative, inclusive and creative city ☐ Dynamic and sustainable economy
Strategic alignment with priority objective areas from Long-term Plan 2021–2031	☐ Functioning, resilient and reliable three waters infrastructure ☐ Affordable, resilient and safe place to live ☐ Safe, resilient and reliable core transport infrastructure network ☐ Fit-for-purpose community, creative and cultural spaces ☐ Accelerating zero-carbon and waste-free transition ☐ Strong partnerships with mana whenua
Relevant Previous decisions	Not applicable.

Financial considerations

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

Risk

☒ Low	☐ Medium	☐ High	☐ Extreme

Author	Steph James, Democracy Advisor
Authoriser	Sean Johnson, Democracy Team Leader Stephen McArthur, Chief Strategy & Governance Officer

Taunakitanga | Officers' Recommendations

Officers recommend the following motion:

That the Kōrau Tōtōpū | Long-term Plan, Finance, and Performance Committee:

1. Receive the information.

Whakarāpopoto | Executive Summary

Actions Tracking

3. The Committee passed 26 resolutions in Poutū-te-rangi 2024 (March 2024):
    - 23 are complete and are 3 still in progress.
4. The Committee had 12 in progress actions carried forward from previous action tracking reports:
    - 2 are complete and 10 are still in progress.

Forward Programme

5. The following items are scheduled to go to the Committee's next two hui:

    Rāpare, 9 Haratua 2024 (Thursday, 9 May 2024)
    - LTP Hearings/Forums (Chief Strategy and Governance Officer)

    Rāpare, 30 Haratua 2024 (Thursday, 30 May 2024)
    - Long-term Plan 2024 - Deliberations (Chief Strategy and Governance Officer)
    - Collections & Organics Options and Update report (Chief Infrastructure Officer)

    Note: An additional meeting will be scheduled to consider Q3 reports and Board appointments to CCOs.

Takenga mai | Background

Actions Tracking

6. Attachment 1 lists clauses agreed by the Committee that are still in progress, and attachment 2 lists clauses that have been completed since actions were last reported on.
7. For public excluded resolutions, individual clauses will not be reported on in a public hui. An overall status for the item will be given and it will remain in progress until all clauses are complete.
8. If members have questions about actions, then the best place to ask is through the written Q&A process.
9. Actions will be removed from the list once they have been reported as complete.
10. Where applicable, this report contains actions carried over from the equivalent committee(s) of previous trienniums.
11. The purpose of the actions tracking report is to ensure that all resolutions are being actioned over time. It does not take the place of performance monitoring or full updates. The Committee could resolve to receive a full update report on an item, if it wishes.

Forward Programme

12. The forward programme sets out the reports planned for to go to the Committee for consideration in the next two hui.

13. It is a working document and is subject to change on a regular basis.

Attachments

Date	ID	Item	Clause number	Clause	Status	Comment
9/11/2023	2529	2.1 Citizens' Assembly 2023	3	Note that officers will incorporate the Assembly's advice into the Long-term Plan throughout the development of the plan.	In progress	In progress- this will continue throughout the process of developing the LTP
9/11/2023	2531	2.1 Citizens' Assembly 2023	5	Agree to report back to the Citizens' Assembly on how their advice is incorporated into the Long-term Plan at key points in the development, including before and after formal consultation, and after adoption of the final plan.	In progress	Remains in progress until mid-July 2024.
9/11/2023	2532	2.1 Citizens' Assembly 2023	6	Note the evaluation of the Citizens' Assembly will be completed by the Council's Research and Evaluation team and reported back to this committee. a. The first phase will look at the process and immediate benefits and impacts b. The second phase will look at the longer-term impact on how the advice is or is not implemented and the impact on the community.	In progress	This is currently being written by the Research and Evaluation team.
9/11/2023	2549	2.4 2024-34 LTP - Level of service Recommendations	10	Instruct officers to work with our Tākai Here partners and Wellington Water to scope a blue network plan for the city to increase the health of our awa and support our storm water network renewal and growth ($50K).	In progress	Scoping underway.
9/11/2023	2571	2.5 Balance Sheet Review	14	Note that in addition to the above sale and investment process, officers will propose a property acquisition and divestment policy to provide a framework for the future acquisition or disposal of Council property.	In progress	This work is ongoing and is informing further workstreams relating to the Council's investment portfolio, including the preparation of consultation materials.
9/11/2023	2572	2.5 Balance Sheet Review	15	Direct officers to engage with Takai Here partners and consider their interests through the consultation process and also in preparation of a detailed plan for a sale and divestment process, should Council agree to proceed with sale of WIAL shares and ground leases.	In progress	This work is ongoing and is informing further workstreams relating to the Council's investment portfolio, including the preparation of consultation materials.
9/11/2023	2573	2.5 Balance Sheet Review	16	Agree, that, if created, any investment fund would have strong Environmental, Social and Governance criteria and officers should provide advice on possible criteria for inclusion in the 2024-34 Long-term plan consultation	In progress	This work is ongoing and is informing further workstreams relating to the Council's investment portfolio, including the preparation of consultation materials.
9/11/2023	2574	2.5 Balance Sheet Review	17	Agree that, should Council decide to set up a perpetual Investment Fund, it will include protections to safeguard from future withdrawals of capital to pay down debt or fund operating expenses in any circumstance unless related to the purpose of providing insurance cover in the event of a natural disaster.	In progress	This work is ongoing and is informing further workstreams relating to the Council's investment portfolio, including the preparation of consultation materials.
7/12/2023	2766	2.3 Rating Policy Review Consultation Outcome & Updated Rating Policy	3 c	Direct officers to monitor the implementation and impact of the differential for vacant land & derelict buildings and provide advice on the potential to expand its geographic coverage in the next 2-3 years.	In progress	Policy to be adopted with LTP

15/02/2024	2907	2.1 2024-34 LTP Draft Budget & Plan Report	11b	Request that officers provide advice, subsequent to receiving the water meter planning advice from WWL, on options for conducting consultation on water meters in year 2 of the LTP, and start implementation of water meters from year 3 of the LTP.	In progress	
13/03/2024	2993	2.3 Quarter 2 Performance Report	2	Recommend to Council to: a. Increase 2022/23 opex expenditure budget by $2.3m operational overspend of approved budget as in the detailed Wellington Water Memorandum dated 23 October 2023 (attached).	In progress	This is scheduled to be considered at the Te Kaunihera o Pōneke | Council meeting on 18 April.
13/03/2024	3011	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	10	Delegate to the Chief Executive Officer the authority to make editorial changes to the LTP Consultation Document and Supporting Information to reflect the decisions of this Committee.	In progress	
13/03/2024	3014	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	12	Direct officers to engage with relevant Ministers to communicate the critical financial issues raised in Key Proposal 3 of this report.	In progress	

Date	ID	Item	Clause number	Clause	Status	Comment
15/02/2024	2906	2.1 2024-34 LTP Draft Budget & Plan Report	11a	Include $2.8 million in the CAPEX program for wastewater upgrades for a trunk sewer in the Kaiwharawhara stream in Ōtari-Wilton's Bush.	Completed	
15/02/2024	2956	2.1 2024-34 LTP Draft Budget & Plan Report	26	Direct Council officers to provide advice on changing Council's accounting policy from 1 July 2024 to capitalise (as opposed to expense) interest on a portion of Council's debt for consideration by the Unaunahi Māhirahira | Audit and Risk Subcommittee.	Completed	This advice will be provided at the next Audit and Risk Committee meeting
13/03/2024	2989	2.1 CCO 23/24 Quarter 2 Report	1	Receive the information.	Completed	
13/03/2024	2990	2.1 CCO 23/24 Quarter 2 Report	2	Note the contents of the report.	Completed	
13/03/2024	2991	2.2 Report back on Wellington Mayoral delegation to Asia 2023	1	Receive the information.	Completed	
13/03/2024	2992	2.3 Quarter 2 Performance Report	1	Receive the Quarter 2 (Q2) Performance Report on the 2021-31 Long-term Plan (LTP) and 2023-24 Annual plan;	Completed	
13/03/2024	2994	2.4 Te Toi Mahana | Quarterly Report	1	Receive the information.	Completed	
13/03/2024	2995	2.7 Actions Tracking and Forward Programme	1	Receive the information.	Completed	
13/03/2024	2996	2.5 Development Contribution Policy Review 2024	1	Receive the information.	Completed	
13/03/2024	2997	2.5 Development Contribution Policy Review 2024	2	Approve the draft policy as attached to be released for external audit prior to public consultation	Completed	
13/03/2024	2998	2.5 Development Contribution Policy Review 2024	3	Agree to delegate to the Chair of the Committee and the Chief Executive to amend the proposed Development Contributions Policy draft, as well as other necessary edits.	Completed	
13/03/2024	2999	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	1	Receive the information.	Completed	
13/03/2024	3000	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	2	Note that the budget has been updated to reflect the decisions that were approved on 15 February 2024 at the Committee meeting.	Completed	
13/03/2024	3001	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	3	Note that the LTP Consultation Document has been prepared based on the decisions that were approved by the 15 February 2024 Committee meeting and contains:	Completed	
13/03/2024	3002	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	3a	the three key proposals for which there are options for the community to consider	Completed	
13/03/2024	3003	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	3b	other proposed changes	Completed	
13/03/2024	3004	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	3c	summaries of supporting information.	Completed	
13/03/2024	3005	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	4	Note that the LTP Consultation Document will be reviewed by Audit NZ on behalf of the Auditor-General, and that the Consultation Document requires an Audit Report before formal consultation can start.	Completed	

13/03/2024	3006	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	5	Note that the audit of the LTP Consultation Document and supporting information may result in further amendments to the documents to meet auditor requirements. The audit report will be provided to the Committee meeting of 10 April 2024 alongside the final LTP Consultation Document.	Completed	
13/03/2024	3007	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	6	Note that formal LTP public consultation is scheduled for 12 April to 12 May 2024 and will conform with the Special Consultative Procedure outlined in the Local Government Act 2002.	Completed	
13/03/2024	3008	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	7	Note the contents of the LTP community consultation and communications programme will include online, print, face-to-face, social media and media channels, including community feedback (online and in writing) and oral hearings as outlined in Attachment 2.	Completed	
13/03/2024	3009	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	8	Agree the proposed draft LTP Consultation Document (Attachment 1) and supporting information for Audit NZ review with editorial amendments to: Communicate the approximate $2.6 billion insurance capacity gap (the gap between our insurance cover and the insurance replacement value of our assets), which Council is currently facing as the primary motivator for proposing the sale of Airport shares. Emphasise Key Proposal 3 as a discussion around our insurance issues, with the establishment of a PIF using the sale proceeds of Airport Shares as our proposed solution. Strongly emphasize the ability of the public to offer other solutions to the insurance problem.	Completed	
13/03/2024	3010	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	9	Agree the draft supporting documents (Operating & Capital Activity Reports; Prospective Financial Statements; and Funding Impact Statements) (Attachment 3 - 6) for Audit NZ review.	Completed	
13/03/2024	3012	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	7A	Note Council's responsibility to frame complex issues in a problem-defined and comprehensible manner for the public.	Completed	
13/03/2024	3013	2.6 2024-34 Long-Term Plan Consultation Document and Community Consultation Programme	11	Note that the issues identified in Key Proposal 3 of this report are currently beyond the ability of this Council to solve in total without support from the Government or new sources of revenue.	Completed	