

ORDINARY MEETING

OF

WELLINGTON CITY COUNCIL

AGENDA

Time: 5.30pm
Date: Wednesday, 8 April 2015
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

MEMBERSHIP

Mayor Wade-Brown

Councillor Ahipene-Mercer
Councillor Coughlan
Councillor Eagle
Councillor Foster
Councillor Free
Councillor Lee
Councillor Lester

Councillor Marsh
Councillor Pannett
Councillor Peck
Councillor Ritchie
Councillor Sparrow
Councillor Woolf
Councillor Young

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 803-8334, emailing public.participation@wcc.govt.nz or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.

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1 Meeting Conduct

1.1 Apologies

The Chairperson invites notice from members of:

1. Leave of absence for future meetings of the Wellington City Council; or
2. Apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.2 Announcements by the Mayor

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 25 February 2015 will be put to the Council 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 Wellington City Council

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 meeting.

Minor Matters relating to the General Business of the Wellington City Council

No resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Wellington City Council for further discussion.

1.6 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 3.23.3 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

3. General Business

REVISED TE AWARUA-O-PORIRUA HARBOUR AND CATCHMENT STRATEGY AND ACTION PLAN

Purpose

1. To provide the final reviewed Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan 2015 for Council approval.

Summary

2. The Porirua Harbour and Catchment Strategy and Action Plan 2012 (the Strategy) is a multi-party agreement, which aims to restore the health of Porirua harbour and its catchments.
3. It was produced and adopted in consultation with the community and key stakeholders.
4. The Strategy included a commitment to a review every three years.
5. A preliminary three-year review of the Strategy was completed in mid-2014 and a draft Strategy was approved for consultation by the Joint Harbour Committee on 30 October 2014.
6. Consultation with signatory stakeholders has been completed and appropriate changes made to the strategy document.
7. Delivery of the strategy to date has been successful in ensuring a coordinated and collaborative approach to land and water management.

Recommendations

That the Council:

1. Receive the information.
2. Note the Joint Committee has approved and adopted the revised Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan 2015.
3. Note the Joint Committee recommends the stakeholder Councils adopt the revised Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan 2015
4. Approve and adopt the revised Te Awarua-o- Porirua Harbour and Catchment Strategy and Action Plan 2015
5. Note that the release of the revised Strategy will be arranged for April 2015 in consultation with the Joint Harbour Committee.
6. Notes that the implementation of the Porirua Harbour and Catchment Strategy and Action Plan 2015 is expected to have negligible, if any, impact on Wellington City Council budgets.
7. Notes that should any financial impacts become apparent, these will be included for consideration in the development of the Asset Management Plans and Long-term Plan for 2018/28.

Background

8. Porirua City Council (PCC), Te Runanga o Toa Rangatira, Wellington City Council (WCC) and Greater Wellington Regional Council (GWRC) are committed to restoring the health of Porirua harbour and its catchments.
9. The harbour catchment includes Porirua Stream, with 70% of Porirua Stream catchment in the Wellington City district. 50% of the Wellington region's urban growth by 2030 will be located in the Porirua Stream catchment. All of Wellington City's greenfield development is expected in the Porirua Stream catchment. The Strategy must balance realising Wellington's urban growth plans whilst achieving sound environmental outcomes.
10. The Porirua Harbour and Catchment Strategy and Action Plan 2012 (the Strategy) outlines the history of the harbour, its current condition, a strategy for improving its health and a large suite of strategic and operational actions that contribute to this improvement. It was produced and adopted in consultation with the community and key stakeholders.
11. The strategy lists actions for meeting three key objectives:
 - Reducing sedimentation rates;
 - Reducing pollutant inputs; and
 - Ecological restoration.
12. The Strategy included a commitment to a review every three years.
13. A preliminary three-year review of the Porirua Harbour and Catchment Strategy and Action Plan 2012 was completed mid-2014. The reviewed document maintains the strategic goals but updates the actions to fulfil the strategy objectives. The broad and specific elements supported by the community and stakeholders remain intact.
14. A draft revised Strategy was approved for consultation with signatory stakeholders by the Joint Harbour Committee at its 30 October 2014 meeting.
15. Consultation with signatory stakeholders has been completed and appropriate changes made to the Strategy document.

Consultation

16. Stakeholder consultation provided comments from the following partner agencies and organisations:
 - Te Runanga O Toa Rangatira
 - Porirua City Council
 - Greater Wellington Regional Council
 - Wellington City Council
 - New Zealand Transport Agency
 - Regional Public Health
 - Porirua Harbour Trust
 - Guardians of Pauatahanui Inlet
17. The following is a summary of substantive submissions and the how they have been incorporated into the revised harbour strategy:

Submission	Response
Update the name to reflect the new official name of the harbour.	Updated document title, references to the harbour in the text, and updated the programme logo.
Update key partner leadership recognise any change in leadership.	The Foreword (inside front cover) recognises Taku Parai as the new Chairman of Te Runanga O Toa Rangatira.
Recognise Whaitua - need to recognise the existence, purpose and relationship of Greater Wellington Regional Council's new Te Awarua-o-Porirua Whaitua Committee.	the action tables now reflect the existence and proposed impact of the Whaitua, and a brief explanation 'box' for the Whaitua has been inserted in page 22.
Multi-objective activities- clarity sought for activities covering all three objectives.	Added a fourth table for all those activities that contribute to sediment, pollutant and ecological restoration objectives.
'Completed' versus 'Current' activities– there has been confusion over which category action items were in.	To restructure the tables by adding a fourth column and separating completed activities from current ones.
Tense confusion– tenses indicate something is complete (when it is not), but tense of an activity relates to what its status will be by the time the new harbour strategy is publicly released.	No change. Tense has been explained to submitters.
Priority activities– requested an indication of activities that are considered critical or a priority for fulfilling harbour strategy objectives.	Now indicating PRIORITY activities with a 'P' for the appropriate items, and re-designating columns (i.e. the old "Immediate Priority" column now designated "Immediate Term".
Activity Packages– request to package activities according to common outcomes (ie. Package all the items that contribute to community education).	Activity packages will be provided in the Detailed Action Plan. This allows retention of the existing logic and structure of the tables in the harbour strategy, while adding another table, but without adding another layer of 'outcomes'.
Minor factual corrections– requests for spelling, description or attribution corrections.	Corrected as appropriate
Limited use of Detailed Action Plan– very few hard copies of the associated Detail Action Plan were requested (less than 50, compared to 250 for the Strategy document) since the 2012 release. The Detailed Action Plan is mainly used by council officers.	Print a limited number of hard copies of the Detailed Action Plan, and otherwise promote it as available online.

18. These submissions and recommendations have been appropriately actioned and/or incorporated into the Porirua Harbour and Catchment Strategy and Action Plan 2015.

Operational implications

19. Officers of the joint Councils and Runanga will continue to oversee and coordinate the day-to-day implementation of strategy and action plan programme working with Te Awarua-o-Porirua Harbour and Catchment Joint Committee (the Committee).

20. PCC and GWRC have joined this Council in Wellington Water Limited who manage the three-waters network services for its clients in the Wellington Region, including the Porirua Harbour catchment. As such, Wellington Water is a key stakeholder in the wastewater and stormwater actions facing the harbour and catchment.
21. Wellington Water is actively seeking to implement the harbour strategy and contribute to a healthier aquatic and estuarine environment in liaison with the Councils.
22. The joint councils and Runanga have supported the establishment and running of the Te Awarua-o-Porirua Whaitua Committee. As such, the Whaitua process will be an important adjunct to delivering the Strategy's objectives and outcomes.

Conclusions

23. The Porirua Harbour and Catchment Strategy and Action Plan 2012 is subject to a scheduled 3-year review.
24. An updated Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan 2015 has been prepared following liaison and consultation with the harbour strategy partners (Attachment 1).
25. Council is being asked to consider and adopt the updated harbour strategy document for printing and public release.
26. An appropriate release event will be arranged in liaison with the Joint Harbour Committee.

Attachments

Attachment 1. Draft Te Awarua-O-Porirua Harbour and Catchment Strategy and Action Plan Page 12

Nil

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Authoriser	Brian Hannah, Director Strategy and External Relations

SUPPORTING INFORMATION

Consultation and Engagement

Key stakeholders have been identified and consulted.
Mana whenua have been involved in the whole process.

Treaty of Waitangi considerations

The Te Runanga O Toa Rangatira are a key stakeholder in the Strategy.

Financial implications

There are no or very minor financial implications associated with this paper.
Any changes to existing projects will be put forward to the draft Long Term Plan.

Policy and legislative implications

The Porirua Harbour and Catchment Strategy and Action Plan contributes to Councils aim to protect Wellington's environment and enhance our liveability.

Risks / legal

No legal implications.

Climate Change impact and considerations

No climate change considerations.

Communications Plan

There will be communications when the Strategy is publically released. These will be provided with input from the communications teams of each of the three Councils.

DRAFT: 19 FEBRUARY 2015



TE AWARUA-O-PORIRUA HARBOUR AND CATCHMENT Strategy and Action Plan

Updated March 2015



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Version	Date	Description	Owner	Revision Date
1	August 2011	Draft Version	Keith Calder	June 2014
2	March 2012	Final Version	Keith Calder	June 2014
2	March 2015	Update	Keith Calder	June 2019

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Foreword

Tena koutou katoa. We are pleased to make public this document – the **Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan**.

A huge amount of time, energy, research and collaboration has gone into this by a diverse collection of qualified individuals, groups and organisations.

This document is the first of its kind to specify how we will tackle the challenges facing the harbour and catchment. We acknowledge all those who have contributed to this in some way. It is something they can be proud of ... yet this is just the beginning.

The **Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan** is a living document. It is reviewed every three years and new information accommodated within the Action Plan as it becomes available.

Can the harbour be saved? The overwhelming scientific evidence from extensive research is an unreserved “Yes!”

Who is going to save it? We all are – the people of the Porirua basin, by working individually and through our councils and the other agencies that have an interest and a responsibility to do so.

Now is the time to take action... while we still can!

Na matou noa, na.

Nick Leggett
Mayor
Porirua City Council

Celia Wade-Brown
Mayor
Wellington City Council

Fran Wilde
Chairperson
Greater Wellington
Regional Council

Taku Parai
Chairman
Te Rūnanga
o Toa Rangatira



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From Ngati Toa Rangatira

E ngā mana, e ngā reo, e ngā karangatanga maha kei waenganui i a koutou, nau mai, haere mai ki raro i te korowai mahana nei o Ngāti Toa Rangatira. He mihi tēnei ki a koutou katoa o te hāpori nei o Porirua.

He mea taketake ana ki a tātou katoa o te rohe nei, ko te āhua me te oranga o te moana nei a Porirua. E whai ake nei ētehi kōrero rautaki hei hāpai i ngā mahi e pā ana ki te manaaki, e pā ana ki te āta tiaki i tēnei taonga puiaki o tātou.

Greetings to the many peoples, to the many voices, and to the many affiliations that we share together within our community of Porirua. Ngati Toa Rangatira extends a warm welcome to you all.

The health and sustainability of Te Awarua-o-Porirua Harbour and our natural environment is a matter of vital importance to Ngati Toa Rangatira and all people within our local and extended communities. The following strategic plan outlines a number of community goals and outcomes for the long-term health and sustainability of this unique and precious resource.



THE TE AWARUA-O-PORIRUA HARBOUR AND CATCHMENT STRATEGY AND ACTION PLAN logo represents the Porirua community's relationship with its harbour through the coming together of family/whanau at the waters edge – the reflection is a statement of connection, identity and involvement, and its clarity, of ecological health and well-being.

The four figures also represent the four key stakeholders – Porirua City Council, Wellington City Council, the Greater Wellington Regional Council and Ngati Toa Rangatira.

The shape of the figures can also be seen to represent the wahi pou, illustrated on the right, which stands as a guardian over the land surrounding Te Awarua-o-Porirua Harbour.

The importance of the vision statement 'A healthy harbour and waterways' is emphasised by its use in the logo and its translation into Maori – the language of the manawhenua – which acknowledges the vital stake that Ngati Toa Rangatira has in the land and its waters.

The positioning and typographical styling of the title and vision statement is deliberate – the former representing strength and fortitude in mostly land-based activity, the latter the result of that activity as manifest in the health of the harbour and its waterways. The colours are based around blue and green – colours of ecological health of sea and land.



Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan 1

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Te Awarua-o-Porirua Harbour and its catchments

Te Awarua-o-Porirua Harbour is an estuary and outer harbour lying 20km north of Wellington City. The harbour catchment stretches north-south 28km from Pukerua Bay to Johnsonville, and east-west 15km from Titahi Bay to Haywards Hill. It is a focal point for Porirua City and a gateway to the Wellington region.

TE AWARUA-O-PORIRUA HARBOUR comprises two arms – the larger Pauatahanui Inlet (470ha) and the Onepoto Arm (240ha) – a harbour entrance and outer harbour facing Cook Strait and the Tasman Sea. The catchment and harbour boundaries covered by this Strategy are shown in Figure 1.

The inner estuary area is about 8km² and the catchment covers 185km² comprising pasture (45.8%), native forest and scrub (15%), exotic forest and scrub (22.8%), and an increasing proportion of urban development (13.8%).

The harbour is a significant local and regional ecological resource. It is the largest estuary in the lower North Island. It is the only one with any significant seagrass cover and it has one of the largest cockle concentrations in New Zealand. Pauatahanui Inlet is a nationally significant location for wetland bird species: 18 out of 35 (51%) of the wetland bird species recorded in Pauatahanui Inlet have conservation threat rankings of 'Threatened' and 'At Risk'.



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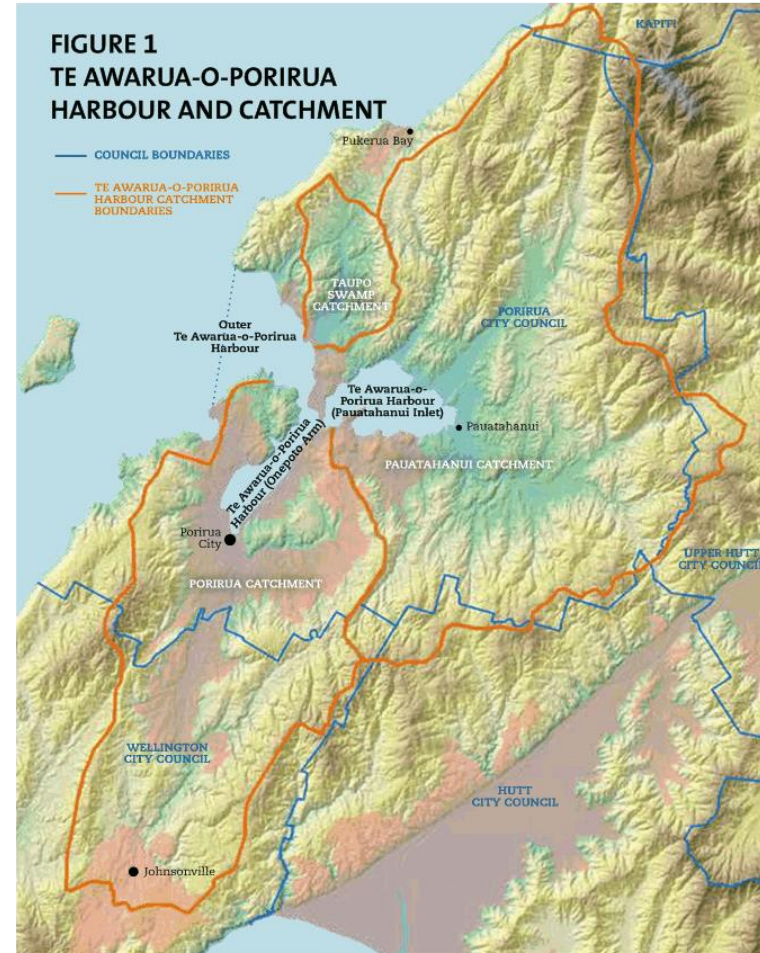
Te Awarua-o-Porirua Harbour has been the home of local iwi and manawhenua **Ngati Toa Rangatira** since the early 1800s. It was once a significant traditional food, plant and recreational resource.

Porirua City has a population of 51,000. A further 30-40,000 people live in the **Wellington City** part of the Porirua Stream catchment. Thousands of people pass through the harbour and catchment each day on trains, cars and other vehicles. The Porirua basin is also a major growth area.

The harbour is also an important recreational asset for Porirua City and the Wellington region. As such, the harbour provides a significant environmental, social, recreational, cultural and economic resource.

WHAT IS AN ESTUARY?

An estuary is a place where freshwater and saltwater mix and creates a special habitat for communities of plants and animals adapted for these conditions.



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A tale of neglect and misuse

The past 150 years have seen a gradual but extensive degrading of the dynamics and ecosystems of Te Awarua-o-Porirua Harbour, largely through radical changes to the land use within its catchment and modification of the harbour edge.

The harbour and its surrounding forested catchment first attracted settlement by Ngati Ira, then in the 19th century, by Ngati Toa Rangatira. The harbour provided this strong sea-faring iwi with a rich source of seafood and shelter for waka.

European settlement began in the early 1800s. Writings and paintings from the 1850s describe tall, dense lowland podocarp forest and hardwood trees (kahikatea, totara, rimu) from the skyline to the water's edge. By 1885 this forest cover was mostly gone – stripped for pasture and farming.

Conversion of forest to farmland continued through the early 1900s. Mana, Paremata and Plimmerton became small seaside hamlets. New roads, rail and bridges increased access to and through the harbour and its catchment, promoting the process of reclamation and other harbour edge modification.

In the 1950s, Porirua was being groomed as a satellite suburb to Wellington City, with extensive state housing development and motorway expansion. Porirua Hospital peaked at 2,000 patients – its untreated sewage pumped directly to the Porirua Stream and harbour.

Industrial and commercial development followed and housing spread throughout the catchment and gradually surrounded the harbour. Further up the

Very little of the original shoreline is left in the Onepoto Arm due to reclamation and road developments.

catchment, Tawa and Johnsonville similarly developed. Porirua grew into the modern city we have today, but despite significant reclamation, the commercial centre of the fledgling city turned its back on the harbour.

The area around the harbour also developed as a significant transport corridor. State Highway 1 and the North Island main trunk rail line pass the length of the catchment and fringe the harbour, crossing it via bridges at the outlet of the Pauatahanui Inlet. State Highway 58 traverses the length of the eastern catchment and fringes Pauatahanui Inlet.

Abandoned, neglected and misused, the harbour and its tributaries deteriorated throughout this time. Pollutants from roads, stormwater and sewerage systems fouled the harbour, particularly the Onepoto Arm. Sediment run-off increased with urban development and associated earthworks.

Modifications to the harbour edge and streams resulted in the loss of important intertidal spawning, nursery and feeding grounds for marine life. Many remaining shellfish beds became contaminated and



unsuitable for eating. In the late 1970s public health warning signs started to appear at key locations in both arms of the harbour.

Despite repeated protest by local iwi and reassurances from central government, much of the cultural resources of the harbour were either lost or became unusable. Recreational activities such as swimming, waka ama, sailing, rowing, kayaking, windsurfing and speed-boating are also affected by the excessive sediment build-up in the harbour and poor water quality.

Future development – such as the Transmission Gully Motorway, forest harvesting, wind farm development, and Porirua City's own growth within Porirua basin – could further affect the health of the harbour. All of Wellington City's greenfield development (turning pasture into housing) up to 2030 will occur in the Porirua basin.

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A harbour to be nurtured and treasured...

Te Awarua-o-Porirua Harbour is a natural treasure – a unique and beautiful environment that would be the envy of many cities around the world. While rural and urban development and other land uses have already done severe ecological damage, it is not too late to intervene.

What's at stake?

The community has spoken of the values they appreciate and treasure about the harbour. They have expressed to councils a strong desire for the harbour to be better protected and improved where possible. They want to see initiatives put in place to clean up and protect the harbour.

There are a range of significant values at stake that warrant such intervention:

Natural processes – Support of the natural processes within an estuary that ensure maintenance of water quality, habitat and bird and marine life.



A class trip to the harbourside – both fun and educational

Public enjoyment – The enjoyment of the significant recreational, ecological, educational, aesthetic and spiritual resource provided by the harbour.

Economic resource – A resource that attracts new inhabitants and investment, with significant potential to utilise this resource further.

Community identity – The identity of Porirua and suburbs as a coastal city and the significant recreational, aesthetic and economic benefit derived from this perception and reality.

Attractiveness – The coastal outlook and estuary ambience attracts appropriate development and investment.

Reputation – Porirua's reputation as an innovative and future-looking city is at stake. Porirua has a

rare natural resource and opportunity to join the growing number of global 'eco-cities'.

Traditional resource – Local manawhenua, Ngati Toa Rangatira, have been the community most affected by the changes to Te Awarua-o-Porirua Harbour. The iwi are realistic about the likelihood of restoring a pristine harbour, but they still have hopes of harbour conditions being significantly enhanced, with improvement occurring to some kaimoana locations and safer harbour-based activities.

Mana – the mana, cultural standing and kaitiakitanga of Porirua City and its manawhenua continue to be impaired by the condition of the harbour waiora and kaimoana.

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The Strategy and Action Plan

Armed with a strong public mandate for action, Porirua City Council, Greater Wellington Regional Council and Wellington City Council in partnership with Ngati Toa Rangatira, and with the support of other agencies and the community, have developed this *Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan*.

The Vision

The community, the councils and other agencies have been unwavering about the kind of harbour they would like to see – and not see – in the future.

A wide range of uses and values exist and are acknowledged in the *Mission Statement for the Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan*, which can be summarised as:

“A healthy catchment, waterways and harbour, enjoyed and valued by the community”

The Strategy and its stakeholders

The first scientific study of the harbour and harbour issues occurred in the late 1970s in response to proposals to run a motorway across the western end of the Inlet and major development of Pauatahanui.

Neither project proceeded but they stimulated a major research exercise and the 1980 production of the first inventory and assessment of the inlet's resources, *Pauatahanui Inlet: an environmental study* by the DSIR. This was a critical baseline for observing future changes in the inlet.

Community groups have had a significant impact in monitoring harbour changes, raising awareness and advocating for the harbour's protection. Positive progress has been achieved through planting programmes, sediment and stormwater management, reserve development and litter management, particularly in the Pauatahanui Inlet.

The Pauatahanui Inlet Community Trust (PICT) was established in 2002 as an advocate for the inlet and led development of the first multi-agency action document *Pauatahanui Inlet Action Plan: Towards Integrated Management (PIAP)* and also the *Pauatahanui Inlet Restoration Plan*. These were the forerunners to the current Strategy and Action Plan.

PICT has also been instrumental, along with councils, in establishing the recent *Te Awarua-o-Porirua Harbour and Catchment Community Trust (PHACCT)* in recognition of the need to manage both arms of the harbour. Community groups, particularly PHACCT, have contributed to the Strategy, and will fulfill an important public education role, as well as monitor progress in implementation of the Strategy

In 2006, **Porirua City Council**, through significant funding provisions in its Long-term Council

Community Plan, began the current approach to identifying and addressing the underlying issues of the whole harbour.

By 2008 the *Te Awarua-o-Porirua Harbour* programme was established and support and partnerships were developed with those who have a stake in the harbour and its future.

Greater Wellington Regional Council recognises the significance of *Te Awarua-o-Porirua Harbour* and the challenges faced. Its Regional Policy Statement has influenced the direction of the current review of its regional plan and the actions of local authorities. The Council recognises the impact management of the three regional parks in the catchment will have on the harbour and waterways.

Wellington City Council is already addressing sediment, water quality and infrastructure issues in the upper 70% of the Porirua Stream within the city's northern boundary (25% of the total harbour catchment). This is important because most of Wellington City's future new development will occur in the top of the Porirua Stream.

Porirua City Council, Greater Wellington Regional Council, Wellington City Council and **Ngati Toa Rangatira** formed a partnership as key stakeholders to work together to produce the *Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan* – a comprehensive set of initiatives to address the issues facing the harbour and provide some coordinated prioritisation of remedial action and funding.

These four stakeholders formed part of an inter-agency advisory group to share information and help inform the development of the Strategy and its Action Plan. Other agencies included the NZ Transport Agency, the Department of Conservation, the Ministry of Fisheries, Regional Public Health and community groups.

In 2009, a series of public seminars were held, followed by community workshops and release of a public discussion brochure on proposals to protect and improve harbour conditions. These provided background to the original initiative and gained feedback on the values and the kind of actions that the community felt needed to be undertaken to improve the health of the harbour and its catchment.

Public consultation on the draft Strategy and Action Plan was held in September 2011.

Broad priorities

This public and agency consultation formed the foundation for the development of this Strategy and Action Plan and identified a clear set of broad priorities for strategic action:

- General and targeted education and awareness programmes.
- Increased enforcement activity, capability and resources.
- Strengthened controls over land management such as urban and rural development, forest harvesting, and planned and improved foreshore and stream litter management programmes.
- Strong inter-agency collaboration and cross-boundary consistency; effective political leadership;
- Infrastructure improvement and innovative or 'best practice' approaches – stormwater, sewerage, landfill and roads.

The Strategy and Action Plan addresses these priorities and the commitment of agencies, particularly the three councils, to the formulation of policies and taking practical action towards cleaning up the harbour.

The intent of the Strategy is increasingly reflected in the respective councils' planning documents, including their Long Term Plans. The councils are also guided by and have regard to the Strategy when considering specific actions and programmes for inclusion within their respective Long Term Plans

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The Management Principles

The agencies involved have agreed that their actions and involvement will be guided by the following principles:

- 1. Integrated management of harbour and catchment resources**
 - Treat the estuary, streams and catchment as one ecological system
 - Maintain and, where appropriate, improve the current multi-agency, cross-boundary and multi-disciplinary approach
 - Coordinate decision-making and ensure consistency
 - Develop targeted solutions that address, resolve and monitor particular issues
- 2. Priority given to restoring, conserving and enhancing the catchment, waterways and estuary values.**
 - The bottom-line for management and resource-use decisions is: "Will this protect or enhance the natural resources of the harbour and catchment?"
 - Protect and enhance species, habitat and ecosystems – marine, freshwater and terrestrial
- 3. Environmental sustainability**
 - Development and use of the natural and physical resources of the harbour and catchment should ensure biological systems are diverse and productive, and the long-term environmental, social and economic wellbeing of the community is maintained or improved
 - Promote environmentally wise infrastructure management, land ownership, use and management
 - "Living well within our environment"
- 4. Evidence-based decision-making and management**
 - Decisions to be based on best credible information available
 - Targeted research and monitoring to fill knowledge gaps
 - Accountable and adaptive management processes
 - Establish and maintain informed management processes
- 5. Effective community, business and agency involvement and stewardship**
 - Develop and maintain effective public information systems
 - Promote community involvement in decision-making processes and restoration activities
 - Reflect the aspirations of the community
 - Develop and maintain active partnerships between agencies and with the community
 - Foster compliance with guidelines and regulatory controls such as resource consent conditions
- 6. Recognise the special relationship of mana whenua Ngati Toa Rangatira with the harbour**
 - Involve in key decision-making fora
 - Recognise traditional values

These principles also reflect the concerns and contributions of the community and local iwi and have influenced the approach and guided the development of the Strategy and Action Plan.

DRAFT: 19 FEBRUARY 2015

The 'Big Three': sediment, pollution, ecology

The health of Te Awarua-o-Porirua Harbour has been the subject of extensive research over the last 30 years. Research has intensified since the harbour programme began in 2008. This research has identified three key issues facing the harbour: excessive sedimentation rates, pollutants and ecological degradation – the 'Big Three'.

1. Excessive sedimentation rates

All estuaries accumulate sediment over time. In healthy estuaries the rate of accumulation is less than 1mm per year. Analysis of bathymetric (sea floor) surveys from 1974 and 2009 indicates sedimentation rates over that 35 year period averaged about 6mm per year in the Onepoto Arm and 9mm per year in the Pauatahanui Inlet (Gibbs & Cox 2009). A 2014 survey has shown that current rates are likely to be less than this, though still significantly more than a healthy 1mm per year.

DREDGING

Dredging could be a tool to manage sediments (such as mud, sand, and gravel) in Te Awarua-o-Porirua Harbour and may help to improve harbour flushing, navigability or beach replenishment.

However, dredging produces a number of challenges, including its impacts on ecology and coastal processes, costs, resource consents, supporting research, and what to do with contaminated sediments. The focus is now on the reduction of sediment entering the harbour.

The Strategy and Action Plan recognises that sand and mud flats are natural features of estuaries, but that excessive sedimentation rates are a problem for the harbour.

There are two broad sources of sediments affecting the harbour – terrestrial and marine:

- **terrestrial sediment** originating from erosion-prone rural land, streambank erosion, and development earthworks.
- **marine sand** from the outer coast has pushed into the sheltered confines of the inner harbour, where, through tidal currents and the aid of predominantly northerly winds, it has redistributed through the lower reaches of each arm of the harbour. Coastal developments such as the Mana Marina, road and rail bridges and other structures are likely to have impacted this process. Research suggests there is now little marine sand entering the harbour.

The primary source of excessive sedimentation in Te Awarua-o-Porirua Harbour is terrestrial. Silt is smothering the seabed, affecting the seagrass and shellfish and may be depleting the harbour's ability to attract and sustain fish. Localised reduction in harbour depths is affecting navigability for motor craft, sail boats, waka and kayaks. It is also undermining the harbour's visual attractiveness.

Reclamation and sedimentation have progressively reduced the amount of water that moves in and out of the harbour with the tide (its 'tidal prism') and this affects the harbour's ability to flush sediments and pollutants.

Sedimentation is considered the greatest threat to the future viability and usability of the harbour.

2. Pollutants

Heavy metals, pesticide residue, excess nutrients, vehicle emissions and pathogens make a number of locations in the harbour unsuitable for swimming or other contact with the harbour. Litter is another important contaminant that has visual and ecological impacts.

Chemical pollutants

A small but potent range of chemical pollutants are accumulating at a few key locations in the harbour:

- heavy metals, especially zinc (from sources such as galvanised-iron roofing and vehicle tyre wear), and to a lesser extent copper (from brake pad wear) and lead (leaching from soils following historic use in petrol);
- PAHs (polycyclic aromatic hydrocarbons), from vehicle exhausts, household fires and industry, anything where incomplete combustion occurs; and
- DDT, a pervasive residue from historical use of the now banned pesticide.

High concentrations of heavy metals and PAHs occur in the accumulated sediments around the Porirua Stream mouth with elevated levels also present throughout the sub-tidal basin of the Onepoto Arm; concerning levels of DDT occur throughout both arms of the harbour.

Sources of chemical pollutants include roads, roofing, residential properties, and illegal discharges from business and industrial users. These contaminants are collected in the stormwater system and discharge into the harbour and streams, particularly following rainfall.

These chemical toxins are high enough to cause concern if continued discharge, accumulation and concentration occurs in the harbour sediments.

Biological pollutants

These are water-borne viruses and bacteria, mostly from human or animal excrement. Sources include:

- broken or illegal sewer connections and sewer overflows
- fouling by livestock, domestic animals and waterfowl into watercourses or via the stormwater system.

Pathogens are the major health-risk to water-based recreational users, particularly between the Porirua Stream mouth and the Onepoto boatsheds, and in Brown's Bay.

They also threaten the edibility of fish and shellfish from parts of the harbour. These areas have 'no take' health warning signage.

Excessive nutrients

The key nutrient affecting the harbour is nitrogen, mostly from sewer cross-connections and livestock effluent.

While nitrogen is a naturally occurring nutrient essential for plant growth, excessive levels inhibit seagrass growth and can result in the widespread proliferation of oxygen-hungry algae. Oxygen depletion reduces water and sediment quality and their suitability for fish and invertebrates living on the harbour bottom.

Widespread growth of nuisance algae is highly visible throughout the harbour at low tide in summer – notably the bright green sea lettuce known as *Ulva* and the dark red *Gracilaria*. Their presence causes localised depletion of sediment oxygen, nuisance odour and can deprive native seagrass of light leading to its eventual decline. There are already small but growing patches of uninhabitable, dark, smelly anaerobic sediments in the Onepoto Arm.

Litter

Litter is also a significant contaminant in parts of the harbour. Litter is unsightly and also interferes with the dynamics and ecology of the estuary.

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3. Ecological degradation

Sedimentation, pollution and direct harbour edge modification have significantly destroyed areas of the original estuary habitat and reduced critical subtidal, intertidal and harbour edge ecologies.

Estuaries are one of the most productive ecological communities and their loss may have major impacts on offshore and near-shore fisheries. Te Awarua-o-Porirua Harbour is the only estuary in the lower North Island with significant areas of seagrass. However, the extent of the seagrass beds is significantly reduced throughout the harbour. Seagrass provides habitat important to feeding, spawning, and as a nursery and refuge for marine invertebrates, fish and birds.

Reclamation, modification and sedimentation have resulted in a major loss of habitat for subtidal and intertidal plants. Ongoing human-induced changes continue to threaten the harbour environment.

Less than 5% of once extensive saltmarsh remains in the Onepoto Arm. While wetland and saltmarsh are more extensive in the Pauatahanui Inlet, areas of

beneficial seagrass are severely reduced in both arms of the harbour.

Some areas of remnant saltmarsh are being lost due to significant erosion caused by man-made structures. The growth of nuisance algae, such as *Ulva*, are out-competing the seagrass and contributing to its reduction in the harbour.

Similarly, streams and riparian (streambank) habitat continue to be heavily modified throughout the Te Awarua-o-Porirua Harbour catchment.

A lack of appropriate streambank vegetation increases water temperatures, decreases water quality, reduces spawning, nursery, refuge and food resources, and reduces the nutrient filtering functions of riparian areas.

However, all is not lost. Ecological surveys to date show that both arms of the harbour still have a firm basis for a sound ecology – that is, if we reduce and better manage the impacts of human development in the catchment then improvements in the ecological 'health' of the estuary are possible.

CLIMATE CHANGE & SEA-LEVEL RISE

Changing climate and rising sea level will impact the Te Awarua-o-Porirua Harbour and catchment system.

A sea-level rise of 1.95mm/year since 1930 has been established for the harbour. Consistent with national and global trends, this rate is likely to increase.

The specific impact of this rise and its interaction with an already complex and dynamic system is unknown. Sedimentation rates in the harbour currently exceed sea-level rise and will continue to affect the ability of the harbour to flush itself.

Climate change is predicted to increase the magnitude and frequency of rainfall events for western New Zealand, including the Porirua basin.

Potentially this will increase erosion and consequently terrestrial sediment runoff from both the rural and urban area.

These changes will continue to be recognised in the future planning and management of the harbour and catchment.

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The objectives, indicators and targets

Key objectives and actions

The Te Awarua-o-Porirua Harbour and Catchment Strategy sets in place three key objectives:

1. Reduce sedimentation rates
2. Reduce pollutant inputs
3. Restore ecological health

These are shown in Table 1, together with the general actions in response. The Strategy and Action Plan has a particular and deliberate focus on reducing sediment and pollutants at their *sources*, where ever possible.

Indicators and targets

Table 2 breaks the objectives down into a list of indicators, current condition and target levels, and a date by which the target could realistically be achieved.

For each objective, the best indicators of health or healthy outcome have been chosen. Sampling will occur at multiple sites.

Each indicator has established baseline data against which future improvement can be measured. Where it is difficult to determine specific targets for some indicators at this stage, specific future research or monitoring form part of the Strategy to establish these. Better definition of targets will be incorporated as information becomes available, and included in revised versions of the Strategy.

The actions required to achieve these objectives and their targets are outlined in the Action Plan on pages 14-19.

TABLE 1: KEY OBJECTIVES AND ACTIONS	
1. Reduce sedimentation rates	<ul style="list-style-type: none"> • Improve land management and land use practices • Catchment protection and re-vegetation • Localised management of marine sand banks and improved harbour flushings, where appropriate
2. Reduce pollutant inputs	<ul style="list-style-type: none"> • Reduce faecal inputs • Cap nitrogen inputs • Reduce toxicant inputs • Additional litter management <p>The focus is on identifying and stopping pollutants at their source.</p>
3. Restore ecological health	<ul style="list-style-type: none"> • Estuary re-vegetation (seagrass and saltmarsh) • Streambank (riparian) re-vegetation and habitat enhancement – note that riparian planting will also help filter and reduce sediment and nutrient inputs

Youth sailing camp in the Onepoto Arm



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TABLE 2: INDICATORS AND TARGETS				
INDICATOR	CURRENT CONDITION	TARGET	DATE	COMMENT
1. Reduce sedimentation rates				
Annual sedimentation rate	Excessive sedimentation rate – exceeding a ‘healthy’ 1mm per year maximum.	Interim: 50% reduction in current sediment inputs from all tributary streams.	2021	Priority sediment sources will be identified for targeting reduction in sediment inputs to the harbour. The target of 1mm per year is appropriate and achievable for this kind of catchment and harbour. Modelling and field measurement of bathymetric survey 2011/2012 refined understanding of current sedimentation rates. Monitoring of sedimentation rates will be done through 5-yearly bathymetric re-survey and analysis and measurements from sediment plates installed at strategic locations in both arms of the harbour. Recent research helped establish doubts over the the feasibility and likely effectiveness of localised dredging.
		Long term: 1mm per year average rate for both arms.	2031	
2. Reduce pollutant inputs				
Faecal indicator bacteria counts	Multiple occasions annually where bathing water quality is breached in the harbour, especially the Onepoto Arm.	Recognised high-use recreational spots in the harbour have a ‘Suitability for Recreation Beach Grade’ of at least ‘Good’. Improved kaimoana safety from selected gathering locations, consistent with public health advice.	2021	Regular water contact should be safer for a range of water sports in both arms of the harbour. Main source of faecal inputs is sewerage/stormwater infrastructure (leaks, cross connections and wet weather overflows). Recognise that there will always be high health risks for kaimoana gathered from any areas subject to urban run-off.
Dissolved nitrogen levels in tributary streams, total nitrogen levels in estuary sediments, and percent cover of nuisance algae in intertidal areas of the harbour	Mild nutrient enrichment in estuary sediments, reflected in nuisance algal cover (eg, sea lettuce) in parts of both arms of the harbour.	Maintain nitrogen at existing levels or better and no net increase in the cover of nuisance algae on the intertidal flats.	2021	Of the two key nutrients – nitrogen and phosphorus – nitrogen is at a level that needs to be managed. The main source is the sewerage and stormwater networks, with some also coming from rural subcatchments. Research has shown that excessive nutrient levels are inhibiting sea grass growth in the harbour.
Toxicants in harbour sediments – especially zinc, copper, lead and polycyclic aromatic hydrocarbons (PAHs)	Some toxicants, zinc in particular, are reaching early warning trigger levels in places in Onepoto Arm sediments. DDT is also present at elevated levels in both arms.	Target significant reduction from Porirua Stream and Semple Street stormwater outfall.	2016	Zinc is the most prevalent heavy metal accumulating in Onepoto Arm. Other toxicants present include copper, lead and PAHs. Porirua Stream and the Semple Street stormwater outfall are the major sources of toxicants.
		Maintain/reduce concentrations of zinc and other toxicants at/below ANZECC ‘low’ sediment quality guidelines.	2021	
Harbour litter amounts	Excessive litter accumulation in southern Onepoto.	Significant reduction in litter accumulations in and around harbour.	2016	The southern end of the Onepoto Arm has the worst litter problem in the harbour.
3. Restore ecological health				
Estuarine plant cover	Less than 1% of original saltmarsh coverage remains in Onepoto Arm. Diminished seagrass cover throughout the harbour.	Establish saltmarsh cover in suitable areas of harbour, especially the Onepoto Arm. Significantly expand the distribution of seagrass beds throughout harbour.	2021	Saltmarsh and seagrass are essential as spawning, nursery, feeding and refuge areas for fish. Saltmarsh and seagrass also act as seabed stabilisers and sediment and pollutant filters.
Riparian (streambank) plant cover	Limited riparian cover in many streams.	Implement sustainable land use plans that include riparian protection for Whitireia, Battle Hill and Belmont Regional Parks.	2016	Research has now assisted the determination of location and effective extent of riparian rehabilitation. Riparian vegetation improves in-stream conditions for fish and stream insects and other aquatic life. It also provides streamside habitat, reduces streambank erosion, and filters sediments and pollutants.
		Establish riparian plant cover along majority of stream length, particularly in Horokiri, Pauatahanui and Porirua streams.	2031	
Stream and harbour bed communities	Poor and stressed sediment communities.	Stream and harbour bed communities improved to accepted ‘healthy’ levels.	2031	Regular monitoring and assessment of stream and estuary bed communities will continue. A harbour fish survey provided a baseline to assess fish community improvement and further remedial activity.

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The Action Plan

The tables on pages 14-21 outline the Action Plan – a programme of activities to achieve the Te Awarua-o-Porirua Harbour and Catchment Strategy's objectives. This has been updated from the 2012 document

There is one table for each objective, plus a table for activities that impact on all three:

- 1. Action Plan to Reduce Sedimentation Rates 14
- 2. Action Plan to Reduce Pollutant Inputs 16
- 3. Action Plan to Restore Ecological Health 18
- 4. Action Plan for activities that affect all three areas 20

Each table lists past, current, immediate and medium-to-longer-term activities and the agency or agencies responsible for taking a lead role.

The three-yearly Pauatahanui Inlet cockle count undertaken by volunteers



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Activities are set out within four key areas:

- **Regulation** – of the activities adversely affecting the harbour and catchment.
- **Projects** – activities designed to have a direct impact on improving the health of the harbour and catchment environments.
- **Education and awareness programmes** – developing and implementing information and education programmes for the broad Porirua basin community, and also targeted programmes for specific sectors within the catchment. Education activities contribute to improved understanding, value formation and behaviour change
- **Research and monitoring** – ongoing assessment of the state of, and the impact of activities on, the harbour and its catchment.

Each activity is coded (eg, SB5, EC6) reflecting whether it is a sediment (S), pollutant (P) or ecology (E) activity or one that impacts on all three (T), and whether it is a completed (A), current (B), immediate (C) or medium-to-longer-term (D) activity.

The codes help identify the activity listed in the updated *Te Awarua-o-Porirua Harbour and Catchment Detailed Action Plan*, which provides more information on each of the Action Plan activities.

Current activities

Since the Te Awarua-o-Porirua Harbour programme was established in 2008, a significant number of activities of direct benefit to the harbour and catchment have begun, and some have already been completed – particularly in the past three years, since the original Strategy was adopted. The initial focus has been, and will continue to be, on reducing the various sources of sediment, as success in this area will provide the most widespread and effective benefits. These include:

- reducing smothering and other impacts on estuarine plants, aquatic life and habitat
- improving water clarity
- improving feeding opportunities for bird and fish species (related to improved clarity)
- improving harbour flushing capacity and maintenance of or improvement to the tidal prism
- reducing contaminants inputs, many of which adhere to sediments and are transported to the harbour by silt-laden streams and stormwater.
- planned catchment re-vegetation, which will not only reduce erosion and sediment but filter some pollutants and provide some reduction in peak flood flows.

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Agency involvement

Improving Te Awarua-o-Porirua Harbour is a scientific, technical and planning challenge. The *Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan* provides a blueprint for councils and other agencies to continue to work together with a common goal to improve the health of the harbour and its waterways.

Strategy partners can also use the Strategy to:

- review how work that relates to the harbour and catchment are being delivered;
- ask whether physical processes within the harbour can be improved;
- look for different or better ways to manage the harbour and catchment; and
- prioritise council and agency resources and effort.

The existing information sharing and coordination inter-agency groups – Porirua Harbour Interagency Advisory Group (PHIAG) and Harbour Science Group – and the key stakeholder (three councils and the Rūnanga) executive oversight group – the Strategy Oversight Team – will be maintained to facilitate coordination of Strategy implementation.

The Strategy and Action Plan is an active document. Councils receive ongoing submissions on the harbour and its catchment through their respective Annual Plan and Long Term Plan processes. The Strategy and Action Plan will help inform and focus decision-making within these processes, so that new activities align with its objectives and become part of its longer term actions and initiatives.



Community and business involvement

Cleaning up the harbour and its catchment is very much a community issue. A significant amount of harbour pollutants, litter and sediment comes from private properties and the actions of businesses and individuals.

A vital contribution to Action Plan initiatives – particularly in the reduction of sediment, contaminant and litter inputs – can come from individual, business and community actions motivated by an increased awareness, appreciation and respect for the harbour and catchment. It is hoped that the *Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan* can act as a catalyst for community initiatives and involvement in harbour restoration. There will be increasing opportunities for the community to participate in hands-on projects such as planting and litter removal.

It is anticipated the Strategy and Action Plan will be also used by the community to gauge progress on actions, fulfilling objectives and meeting targets.

The Strategy and Action Plan can act as a catalyst for the community to support or promote future works through requests to the councils' Annual Plans and Ten Year Plans and through input into the processes and systems that govern how development occurs within the harbour catchment.

Community groups, particularly the Porirua Harbour and Catchment Community Trust (PHACCT), will fulfill an important role in monitoring Strategy progress, providing a coordinated community voice to Strategy activities, as well as facilitating public awareness of harbour and catchment issues.

Duck Creek Scenic Reserve is one of the remaining saltmarsh reserves on the Pauatahanui Inlet

A stroll around Golden Gate, Pauatahanui Inlet, at low tide



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Action Plan to 1 Reduce Rates of Sedimentation

- VISION**
- To reduce sediment inputs to harbour and waterways to more natural levels
 - To significantly improve harbour water clarity and harbour flushing capacity
- CURRENT STATE**
- Excessive sedimentation rates, significantly over a healthy 1mm per year rate
- INTERIM TARGET**
- Reduce sediment inputs from tributary streams by 50% by 2021
- TARGET**
- Reduce sedimentation rates to 1mm per year by 2031 (averaged over the whole harbour)
- ISSUES**
- Excessive sedimentation rates are prematurely filling both arms of the harbour, and impairing harbour and stream ecology, affecting recreational use, and contributing to harbour pollution.
 - There is a cumulative impact on harbour sediment from bulk earthworks and building sites within the harbour catchment, and from erosion-prone rural land and streambanks
 - Marine sand banks are reducing the recreational use of some areas and have potentially adverse impacts on the flushing capacity of the harbour
 - There is a cumulative impact of harbour developments and structures on harbour flows, flushing and sediment transport
 - Gaps in our knowledge of harbour sediment and flushing dynamics
 - Pollutants are also accumulating in harbour sediments

P = Priority project

LEAD ROLES: PCC – Porirua City Council; WCC – Wellington City Council; GWRC – Greater Wellington Regional Council; Joint – Collaboration between PCC, WCC and GWRC; GOPI – The Guardians of Pauatahanui Inlet; PICT – Pauatahanui Inlet Community Trust; PHT – Porirua Harbour Trust

COMPLETED ACTIVITIES – SINCE 2006			
REGULATION	SA1 ex-SC1	Completed revision and update of codes of practice for land development	WCC
	SA2 ex-SA7	Improved Duck Creek development environmental design	PCC
PROJECTS	SA3 ex-SA16	Completed an Erosion and Sediment Control Standard for State Highway Infrastructure	NZTA
	EDUCATION		
RESEARCH	SA4 ex-SA19	Developed preliminary estuary and catchment sediment models	GWRC
	SA5 ex-SA20	Completed the baseline and first follow-up 5-year bathymetric surveys and analysis	PCC
	SA6 ex-SA21	Completed partnership with NZ Transport Agency on harbour modelling	PCC
	SA7 ex-SA22	Investigated harbour sediment management needs and options	PCC, GWRC
	SA8 ex-SB13	Completed prioritised research of resource use and management tools – catchment/estuary modelling	GWRC
SA9 ex-SC6	Investigated options to dredge access channel through Moorehouse Point sand bank	PCC	

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CURRENT AND ONGOING ACTIVITIES			IMMEDIATE TERM – NEXT 3 YEARS			MEDIUM TERM – 3-10 YEARS				
SB1 ex-SB2 SB2 ex-SA2 SB3 ex-SA4 SB4 ex-SA5	Revise erosion and sediment control guidelines for earthworks Implement building site earthworks control bylaw Implement codes of practice for land development Implement Plan Change 70 (WCC) & 11 (PCC) to increase earthwork controls	GWRC PCC WCC, PCC WCC, PCC	SC1 ex-SB3 SC2 ex-SC1	Review building site earthworks, sediment and erosion controls and guidelines Review and update codes of practice for land development	GWRC? PCC? P P				REGULATION	
SB5 ex-SA9 SB6 ex-SA10 SB7 ex-SB8	Install street sump baffles On-going weed control and restoration planting on DOC-managed land Implement catchment waterway and land management planning related to major infrastructure projects	WCC DOC GWRC	SC3 ex-SB6 SC4 NEW	Implement a prioritised whole-of-catchment Sediment Reduction Plan Seek to establish and resource a full-time Land Management Officer	GWRC GWRC P P	SD1 ex-SC2	Develop and implement a harbour sediment management programme, as appropriate	PCC	PROJECTS	
SB8 ex-SA12 SB9 ex-SA13 SB10 ex-SB10	Maintaining community environmental programmes Maintain the 'Muddy Waters' sedimentation education programme Undertake Council officer training workshops on sediment management and control	GWRC, WCC GWRC WCC	SC5 ex-SB10	Maintain Council officer training workshops on sediment management and control	GWRC, WCC				EDUCATION	
SB11 ex-SA21 SB12 ex-EA17 SB13 NEW	Maintain research partnership with NIWA on estuarine/catchment sediment processes Undertake regular surveys of estuary sediment communities and habitat Maintain catchment sediment monitoring programme	GWRC GWRC GWRC				SD2 NEW SD3 ex-SC6	Undertake periodic bathymetric survey and analysis Investigate options to reduce/compensate for effects of harbour structures and other works on harbour dynamics	GWRC PCC	P P	RESEARCH
FOR BROAD-RANGING ACTIVITIES THAT INCLUDE THE REDUCTION OF RATES OF SEDIMENTATION, SEE PAGES 20-21										

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Action Plan to 2 Reduce Pollutant Inputs

- VISION**
- To reduce pollutant inputs to, and sediment contaminants within, Te Awarua-o-Porirua Harbour and tributary streams
- CURRENT STATE**
- Exceeding low trigger levels for zinc, copper and lead and harmful microbes (Onepoto) and nitrogen and pesticides (Onepoto and Pauatahanui)
- TARGET**
- Reduce faecal inputs so that 'Suitability for Recreation' beach grades improve at least "Good"
 - Cap nitrogen levels in the harbour (that is, no increase)
 - Reduce toxicant levels in the harbour to ANZECC Sediment Quality Guidelines "Low" thresholds, particularly from the Porirua Stream and Semple Street outfalls
 - Reduce harbour and stream litter
- ISSUES**
- Multiple sources of pollutants – sewer and stormwater infrastructure, industrial, rural and urban
 - Highest immediate impact on cultural, aesthetic and recreational values
 - Particular litter challenges in Onepoto Arm
 - Limitations on kaimoana gathering for areas subject to urban stormwater run-off

P = Priority project

LEAD ROLES: PCC – Porirua City Council; WCC – Wellington City Council; GWRC – Greater Wellington Regional Council; Joint – Collaboration between PCC, WCC and GWRC; RPH – Regional Public Health; DOC – Department of Conservation; GOPI – The Guardians of Pauatahanui Inlet; KPBC – Keep Porirua Beautiful; PHT – Porirua Harbour Trust

COMPLETED ACTIVITIES – SINCE 2006			
REGULATION	PA1 EX-PA2	Contracted a Trade Waste Officer	PCC, WCC
	PA2 EX-PB8	Commenced 'Take Charge' business education and monitoring programme in Porirua catchment	GWRC P
	PA3 EX-PB6 + PC7	Superceded Regional Stormwater Action Plan with Regional rules and Whaitua process	GWRC
	PA4 EX-PB3	Prepared a stormwater bylaw	PCC P
PROJECTS	PA5 EX-PA10	Prepared a regional code of practice for drainage and water	PCC, WCC
	PA6 EX-PA13	Completed initial Porirua Stream delta clean-up	PCC P
	PA7 EX-PA17	Reviewed and improved the street sump maintenance programme	PCC
	PA8 NEW	Completed reticulation of sewage from Pauatahanui village	PCC P
	PA9 EX-PB4	Prepared a stormwater water quality improvement plan	PCC P
	PA10 EX-PB5	Reviewed harbour and catchment litter management programme	PCC
	PA11 NEW	Established internal litter management working group	PCC
EDUCATION			
RESEARCH	PA12 EX-PA18	Implemented targeted pollutant research projects	GWRC

Item 3.1 Attachment 1

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CURRENT AND ONGOING ACTIVITIES				IMMEDIATE TERM – NEXT 3 YEARS				MEDIUM TERM – 3-10 YEARS				
PB1 EX-PA1	Implement trade waste bylaws	PCC, WCC		PC1 EX-PB3	Implement a stormwater bylaw	PCC	P	PD1 EX-PC1	Review and enhance the work of Trade Waste Officer	PCC, WCC		REGULATION
PB2 EX-PA3	Implement an onsite wastewater treatment bylaw	PCC		PC2 NEW	Apply for resource consents to discharge from stormwater network to fresh and coastal waters	WCC, PCC	P	PD2 NEW	Initiate a regional stormwater forum to support the transition to managing waterways for contaminant limits	GWRC	P	
								PD3 NEW	Develop a strategic approach for managing the stormwater network for water quality limits set by Te Awarua-o-Porirua Whaitua Committee	PCC, WCC	P	
PB3 EX-PA5	Implement illegal connection remedial strategy and action plan	PCC, WCC	P									PROJECTS
PB4 EX-PA6	Progressive upgrade of domestic stormwater and sewer connections	PCC, WCC										
PB5 EX-PA8	Implement a 10-year stormwater network upgrade	PCC	P									
PB6 EX-PA9	Accelerate a prioritised sewer network renewal plan	PCC										
PB7 EX-PA11	Maintain a sewage pollution elimination programme	WCC		PC3	Engage Wellington Water Ltd, as the infrastructure leader, within the Harbour Strategy programme	Joint	P	PD4 EX-PC4	Revise and improve non-sumped vehicle-generated road runoff treatment	PCC		
PB8 EX-PA12	Maintain the Pauatahanui Inlet annual foreshore clean-up	GOPI	P	PC4 NEW	Establish partnership with Wellington Water Ltd for environmental outcomes	Joint	P	PD5 EX-PC5	Accelerate the illegal stormwater connection remedial action plan	WWL		
PB9 EX-PA14	Maintaining a foreshore litter management programme & community partnership	PCC, PHT	P					PD6 EX-PC6	Accelerate the strategic upgrade programme for sewer connection	PCC		
PB10 EX-PA15	Install litter catchers on targeted street sumps	PCC										
PB11 EX-PB4	Implement a prioritised stormwater quality improvement plan	PCC										
PB12 EX-PB7	Commence a WCC sewage pollution elimination-type programme within the PCC district	WWL										
PB13 EX-PC2	Implement a revised set of building controls and guidelines	PCC, WCC										EDUCATION
PB14 EX-PB10	Develop a health risk communication plan for Te Awarua-o-Porirua Harbour	RPH, PCC		PC5 EX-PB10	Implement a health risk communication plan for Te Awarua-o-Porirua Harbour	RPH, PCC						
PB15 NEW	Install 'Drains to Harbour/Streams' plates on targeted street sumps	PCC, WCC										
PB16 EX-PA19	Undertake regular assessments of sediment contaminants and related harbour or catchment monitoring	GWRC										RESEARCH
PB17 EX-PA20	Maintain a recreational water quality monitoring programme	GWRC, PCC	P	PC6 NEW	Investigate continuous microbial water quality forecasting in the harbour	GWRC	P					
PB18 EX-EA17	Maintain regular surveys of estuary sediment communities and habitat	GWRC	P	PC7 NEW	Establish a long-term water clarity monitoring programme for the harbour	GWRC						
PB19 EX-PC8	Identify and assess the significance of contaminants from the rail network	GWRC										
PB20 EX-PB11	Investigate sources of toxicants in the Porirua Stream catchment	GWRC										
PB21 NEW	Collate contaminated site information for the Te Awarua-o-Porirua Harbour catchment	GWRC										

FOR BROAD-RANGING ACTIVITIES THAT INCLUDE THE REDUCTION OF POLLUTANT INPUTS, SEE PAGES 20-21

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Action Plan to 3 Restore Ecological Health

- VISION**
- Significantly healthier indigenous species habitat and better functioning ecosystems
 - Greater terrestrial, riparian and estuarine vegetation cover
 - Enhanced aquatic and avian biodiversity
- CURRENT STATE**
- Minimal estuarine vegetation and impaired estuarine and aquatic ecosystems – less than 1% of the original saltmarsh and reduced seagrass cover in the Onepoto Arm
- TARGET**
- Establish saltmarsh cover in all suitable areas of the harbour, especially in the Onepoto Arm
 - Extend seagrass cover
 - Increase riparian plant cover
 - Extensive catchment restoration
- ISSUES**
- Adverse impacts of numerous hard estuary edges on estuarine plant environment
 - Unknown ability of seagrass to re-establish

P = Priority project

LEAD ROLES: PCC – Porirua City Council; WCC – Wellington City Council; GWRC – Greater Wellington Regional Council; Joint – Collaboration between PCC, WCC and GWRC; F&B – Forest and Bird; DOC – Department of Conservation; QEII – QEII National Trust; GOPI – The Guardians of Pauatahanui Inlet; Carrus – Carrus Corporation; TROTR – Te Rūnanga o Teo Rangatira; NIWA – National Institute of Water & Atmospheric Research; PHT – Porirua Harbour Trust

COMPLETED ACTIVITIES – SINCE 2006			
REGULATION	EA1 ex-EA3	Developed draft provisions for the protection of significant urban vegetation area	PCC
PROJECTS	EA2 ex-EA4	Completed the Okowai Lagoon Restoration Project	PCC
	EA3 ex-EA8	Completed a Porirua Reserves Management Plan	PCC
	EA4 ex-EB2	Completed an estuary ecological restoration options report	GWRC
	EA5 NEW	Completed a Porirua Stream Mouth & Estuary Enhancement Concept plan	GWRC
	EA6 NEW	Prepared a Takapuwhia streams restoration plan	TROTR
EDUCATION			
RESEARCH	EA7 ex-EA16	Completed three-yearly cockle survey (2013) for the Pauatahanui Inlet	GOPI
	EA8 NEW	Completed a feasibility assessment of seagrass restoration possibilities for Te Awarua-o-Porirua Harbour	GWRC
	EA9 ex-EB5	Completed a fish survey of Te Awarua-o-Porirua Harbour	TROTR
	EA10 NEW	Completed assessment of existing seagrass condition	GWRC

DRAFT: 19 FEBRUARY 2015

Action Plan for Activities that:

1. Reduce Rates of Sedimentation;
2. Reduce Pollutant Inputs; *and*
3. Restore Ecological Health.

These activities target all three key areas listed above.

The Vision, Current State, Targets and Issues and specifically focused activities in each of these areas can be found on the following pages:

- Reduction of Sedimentation – pages 14-15
- Reduction of Pollutant Inputs – pages 16-17
- Restoration of Ecological Health – pages 18-19

P = Priority project

LEAD ROLES: PCC – Porirua City Council, WCC – Wellington City Council, GWRC – Greater Wellington Regional Council, Joint – Collaboration between PCC, WCC and GWRC; GOPI – The Guardians of Pauatahanui Inlet; PICT – Pauatahanui Inlet Community Trust; PHT – Porirua Harbour Trust

COMPLETED ACTIVITIES – SINCE 2006				
REGULATION	TA1 NEW	Established Te Awarua-o-Porirua Harbour and Catchment Joint Committee	PCC	
	TA2 NEW	Established Te Awarua-o-Porirua Whaitua Committee	GWRC	
	TA3 NEW	Completed draft Regional Plan	GWRC	P
PROJECTS	TA4 EX-SBS (PART)	Completed a whole-of-catchment Te Awarua-o-Porirua Harbour and Catchment Sediment Reduction: Issues and Recommendations report	GWRC	
EDUCATION	TA5 EX-PA16	Facilitated Low Impact Urban Design and Development workshops	WCC	
	TA6 NEW	Produced Water Sensitive Urban Design Guide	WCC	P
	TA7 EX-SA11	Established Te Awarua-o-Porirua Harbour and Catchment Community Trust	PCC	P
RESEARCH	TA8 EX-SA17	Established the Te Awarua-o-Porirua Harbour Science Advisory Group	GWRC	P
	TA9 EX-SA18	Established biophysical baselines and environmental monitoring programme	GWRC	P
FOR ACTIVITIES THAT FOCUS ON SPECIFIC AREAS				

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Monitoring, reporting and review

Monitoring progress against the Strategy will be by regular reporting to the Te Awarua-o-Porirua Harbour and Catchment Joint Committee, and by annual reporting against the Strategy's Action Plan by Porirua City Council, Wellington City Council and the Greater Wellington Regional Council. This active monitoring will ensure that areas needing more attention or improvement can be identified.

A network of environmental monitoring sites has been established in and around the harbour and catchment. These will provide information from

which progress in harbour health can be measured.

The set of indicators on page 11 will help the Harbour Committee, councils, other agencies and the community to measure progress in meeting Strategy objectives and targets. Progress will be reported through each council's Annual Plan.

The Strategy and Action Plan will be reviewed every three years in the light of implementation progress, scientific information, observation, 'best practice' development and public and agency consultation.

The next scheduled review of the Action Plan is in 2019, prior to the 2020 Long Term Planning round.

WHAITUA COMMITTEE

Greater Wellington Regional Council has recently established the Te Awarua-o-Porirua Whaitua Committee.

The Whaitua will work to collect and relay environmental, mana whenua, economic and technical information and community knowledge about the harbour, streams and catchment.

The Whaitua will then develop a specific chapter on Porirua Harbour for inclusion in the Regional Plan that will identify a range of prioritised regulatory and non-regulatory actions that will be reflected in future implementation plans.

The Whaitua process will provide statutory backing for elements of the Harbour Strategy and additional guidance towards improving harbour health.



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What Te Awarua-o-Porirua Harbour will be like in the future

Sediments are no longer rapidly filling the harbour and smothering shellfish beds.

An improved flushing regime is achieved in the harbour.

The harbour and waterways are 'clean' and attractive. Pollutant levels in surface sediments are insignificant and water quality vastly improved. The community is satisfied with this level of improvement.

Human-sourced litter is minimised in and around the harbour edge.

It is safe to bathe and engage in other water contact activities throughout the harbour.

Significant areas of seagrass, saltmarsh and other estuarine vegetation are restored to the harbour and are providing enhanced habitat for fish, birds and other animal life.

Significant lengths of riparian (stream-bank) areas are planted and protected within the catchment.

Erosion-prone catchment headwaters are increasingly vegetated and contributing to improved ecology, water flows, and reductions in erosion and sediment run-off.

Improvement in the health of kaimoana resources.

The harbour is recognised, promoted and used as a significant natural, recreational and educational resource and attraction.

Harbour health forms a regular fundamental consideration in all council and agency decision-making on resource and infrastructure development and management.

Environmentally sustainable development is promoted, practiced and recognised.

Estuarine and aquatic ecosystems are healthy, functional and productive.

Harbour hard edges are renovated and are an attractive, widely-used asset to Porirua City, with the CBD recognising and reconnecting to the harbour.

Promotion of Porirua consistently reflects a harbour connection with pride.

At least 90% of Porirua City residents rate the environmental quality of Te Awarua-o-Porirua Harbour as high or very high.

Te Awarua-o-Porirua Harbour is used and enjoyed by an increasing proportion of the Wellington region's community.

The joint councils are recognised for innovative environmental management.

DRAFT: 19 FEBRUARY 2015

Things YOU can do now to help...

AT HOME

- Wash your car on the grass.
- Dispose of paint, solvents and other chemicals down the sink or onto grass.
- Dispose of your rubbish in proper places.
- Recycle used motor oil – take it to your local garage or tip.
- Paint galvanised roofing.
- Plant trees and shrubs.
- Join a local environment group, or a planting or clean-up day.

GENERAL

- Avoid putting chemicals and sediment into drains or the gutter. Street drainage goes untreated into streams and the harbour. Drains are a significant source of harbour pollutants.
- Consider painting any exposed galvanised roofs or using a pre-coated roofing material. Unpainted roofs are the major source of the ecotoxin zinc. Roof water drains to the stormwater system and into our streams and harbour.

AT WORK

- Develop a 'site management plan' to avoid polluted or sediment-laden run-off and litter issues.
- Avoid vehicle wash water going into drains.
- Paint galvanised roofing.
- Promote environmental awareness amongst staff or clients.

- Report any pollution or sediment incidents. If you observe or accidentally cause an incident, call the **24-Hour Environment Hotline 0800 496 734**. Greater Wellington Regional Council will respond. They have the authority to stop polluters and also have the expertise and equipment to assist with cleaning up pollutants.

Te Awarua-o-Porirua Harbour and Catchment Strategy and Action Plan



Copies of the Strategy and supporting Detailed Action Plan supplement can be viewed or downloaded from:
www.pcc.govt.nz,
keyword: harbourstrategy

Or contact:

Keith Calder
Te Awarua-o-Porirua Harbour Strategy
Coordinator
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HOUSING ACCORD – NOMINATION OF SPECIAL HOUSING AREAS

Purpose

1. This report seeks the Council's agreement to recommend to the Minister of Building and Housing 16 Special Housing Areas (SHAs) in accordance with the Housing Accords and Special Housing Areas Act 2013 (HASHAA).
2. It follows a report to the Transport and Urban Development Committee (TUD) on 12 March 2015 where an amendment to the officer recommendation proposed during the debate, and a subsequent vote on that amendment, resulted in none of the sites proposed for recommendation to the Minister of Building and Housing being advanced.

Summary

Purpose of the Accord

3. The Council entered into a Housing Accord with Government in June 2014. The Accord sets targets for the number of dwellings and sections to be consented across the city over the next five years. The Housing Accord is an important tool for the Council in achieving and facilitating increased housing supply across the city. It complements the Council's wider housing programme, and aligns with the Council's growth agenda as set out in the currently proposed Long Term Plan.
4. In agreeing the Accord with the Crown, the Council has agreed to the goal of increasing housing supply and improving housing affordability. The Accord notes that to meet demand from population growth, some 715 dwellings need to be built in the city each year. It further estimates that based on the number of dwellings consented over the last decade, there is presently a shortfall of some 3842 dwellings.
5. The Council can seek to achieve the aim of the Accord by providing an environment that facilitates development. The use of SHAs and the HASHA Act is a tool to achieve that aim. Further, the HASHA Act provides an alternative resource consenting process to that of the Resource Management Act 1991 (RMA), aimed at streamlining the consenting process. It does this by providing for expedited consenting timeframes, allowing only 'limited notification' of resource consent applications, and limiting appeal rights to the Environment Court to those parties identified as being affected and for developments of four storeys or more.
6. Since the Accord was agreed, Council officers have been meeting and working closely with officials from the Ministry of Business, Innovation and Employment, NZTA and staff from Greater Wellington Regional Council (Joint Officials Working Group) in implementing the Accord. The principal focus of this work has been to understand the development climate in Wellington city, developing processes to provide for a positive environment that facilitates development, and working to identify Special Housing Areas across the city.

Establishment of Special Housing Areas

7. Special Housing Areas are areas where the powers of the HASHA Act can be applied. SHAs can be identified by the Council and then be recommended to the Minister of Building and Housing for establishment by Order in Council.

8. The first tranche of SHAs included eight sites. The Council also agreed to a package of development incentives to encourage the uptake of development opportunities provided by the Housing Accord.
9. A second tranche of 16 sites is now proposed for nomination to the Minister of Building and Housing as SHAs. These sites provide for low to medium density development. They also provide an opportunity to further advance the rate of development in the city and contribute to achieving the targets set out in the Housing Accord.
10. The proposed sites are:
 - 135 Britomart Street, Berhampore – Housing New Zealand
 - 175 Owen Street, Newtown – Housing New Zealand
 - McLean Flats, 320A The Terrace – Housing New Zealand
 - 74 Helston Road, Paparangi – privately owned
 - 30 White Pine Avenue, Woodridge – privately owned
 - Erskine College, Island Bay – privately owned
 - 24A Freeling Street, Island Bay – privately owned
 - Tapu Te Ranga Marae, Island Bay – privately owned
 - The Reedy Land, 28 Westchester Drive, Glenside – privately owned
 - Shelly Bay – Wellington City Council/Shelly Bay Ltd
 - 131 Silverstream Road, Crofton Downs – privately owned
 - Spenmoor Street, Newlands – privately owned
 - 289-293 Mansfield Street and Princess Street, Newtown – Wellington City Council
11. Three additional sites are also proposed since the TUD Committee considered the above sites in March:
 - 98 Westchester Drive, Churton Park – privately owned
 - 34 Winsley Terrace, 150 and 184 Ohariu Valley Road and 224 Westchester Drive – privately owned
 - 383-387 Adelaide Road, Newtown – privately owned

These sites are discussed in more detail below.

12. In recommending these sites to the Minister of Building and Housing, the Council is not agreeing to any particular development proposal. The decision to recommend these areas is a procedural one that makes available the alternative consenting path provided by the HASHA Act. A resource consent is still required and will be assessed in accordance with the legislation, including assessment against the relevant District Plan provisions.
13. The recommended sites are in the main already zoned for residential development, or are considered suitable for residential development. The sites present a range of development opportunities for greenfield development, infill development, or redevelopment in the case of the three properties owned by Housing New Zealand. Maps of the proposed sites are attached to this report, along with maps showing District Plan zoning and associated overlays and notations.
14. Recommendation of these sites will contribute towards the achievement of the targets set out in the Accord. A number of these sites, and those already approved, will contribute housing and sections over the five years of the Accord's targets. That is, they will likely yield houses and sections over a number of years rather than contribute in only a single year. This is particularly so for the larger sites nominated. This goes to

the purpose of the Accord – to provide for a level of development above what would be expected as ‘business as usual’.

Recommendations

That the Council:

1. Receive the information.
2. Recommend to the Minister of Building and Housing the approval of the following sixteen special housing areas and associated qualifying development criteria as identified in the Special Housing Area maps:
 - a. 135 Britomart Street, Berhampore, with qualifying developments being 10 or more dwellings or allotments;
 - b. 175 Owen Street, Newtown, with qualifying developments being 10 or more dwellings or allotments;
 - c. MacLean Flats, 320A The Terrace, with qualifying developments being 10 or more dwellings of allotments;
 - d. 74 Helston Road, Paparangi, with qualifying developments being 10 or more dwellings or allotments;
 - e. 30 White Pine Avenue, Woodridge, with qualifying developments being 10 or more dwellings or allotments;
 - f. Erskine College, Island Bay, with qualifying developments being 10 or more dwellings or allotments;
 - g. 24A Freeling Street, Island Bay, with qualifying developments being 2 or more dwellings or allotments;
 - h. Tapu Te Ranga Marae, Island Bay, with qualifying developments being 10 or more dwellings or allotments;
 - i. The Reedy Land, 28 Westchester Drive, Glenside, with qualifying developments being 10 or more dwellings or allotments;
 - j. Shelly Bay, with qualifying developments being 10 or more dwellings or allotments;
 - k. 131 Silverstream Road, Crofton Downs, with qualifying developments being 10 or more dwellings or allotments;
 - l. Lot 41, Spennor Street, Newlands, with qualifying developments being 10 or more dwellings or allotments;
 - m. 289-293 Mansfield Street and Princess Street, Newtown, with qualifying developments being 10 or more dwellings or allotments.
 - n. 98 Westchester Drive, Churton Park, with qualifying developments being 10 or more dwellings or allotments;
 - o. 34 Winsley Terrace, 150-184 Ohariu Valley Road and 224 Westchester Drive, Churton Park, with qualifying developments being 10 or more dwellings or

allotments.

- p. 383-387 Adelaide Road, Newtown, with qualifying developments being 10 or more dwellings or allotments.
3. Delegate to the Mayor and the Chief Executive the authority to approve any minor editorial changes to the Special Housing Area maps.

Background

15. The Council entered into a Housing Accord with Government in June 2014 in order to increase housing supply in the city, and by extension improve housing affordability. To achieve this aim, the Council must contribute to an appropriate development environment in the city.
16. The Accord outlines targets for the number of dwellings approved and sections consented across the city. The targets are as follows:

Targets – total number of sections and dwellings consented				
Year One	Year Two	Year Three	Year Four	Year Five
1000	1500	1500	1500	1500

17. The Council then recommended a first tranche of eight SHAs in August 2014 for nomination to the Minister of Housing. These sites focused on the existing growth areas of the city, namely:
- the greenfield areas of Lower Stebbings and Lincolnshire-Woodridge;
 - the Johnsonville and Kilbirnie medium density residential areas;
 - Adelaide Road (Mount Cook Centre zone);
 - Two 'low city' parts of the Central Area referred to as *Central Area North* and *Central Area South*¹; and
 - Arlington Apartments site (Inner Residential Area).

These areas were subsequently approved and are now in place.

18. As part of nominating the first tranche of sites, the Council agreed to a range of assessment criteria under which future sites would be assessed for nomination as SHAs. The sites proposed for nomination in this tranche have been assessed against those criteria.
19. The Council also approved a series of incentives to aid in the uptake of consenting opportunities presented by the approved SHAs. These incentives spanned a range of measures from financial to process incentives, as follows:
- **Process incentives**
 - A one-stop-shop consent function, which will use the streamlined consenting processes under HASHA Act; and
 - Proactive engagement with the development community, infrastructure providers and key stakeholders.

¹ The two areas are those that qualify under the height limit of 27m prescribed in section 14(b)(ii) of the Housing Accords and Special Housing Areas Act 2013.

- **Financial incentives**
 - An agreement in principle for a two year period of deferred rates increases on greenfield subdivisions in excess of 30 allotments or dwellings (from the time Council signs off the subdivision (s224(c)), or when the land is sold; and
 - Waiving of pre-application resource consent fees.
 - **Council targeted investment**
 - Some of the SHAs are in areas where the draft WUGP has signalled growth will be encouraged through the provision of growth supporting infrastructure and public realm improvements.
20. Since August of last year, officers have focused on implementation of the Accord. Officers continue to work closely with official from the Ministry of Business, Innovation and Employment to this end. Work on implementation of the Accord has concentrated on engaging with key developers across the city. A number of sites were nominated by developers to officers from this engagement process, and these are reflected in this report. Additional work has centred on the investigation of the sites proposed for nomination, and establishing a monitoring framework for the Accord.
21. Officers have also agreed a Memorandum of Understanding with Greater Wellington Regional Council that clarifies the roles and responsibilities of both parties in implementing the HASHA Act. This focuses particularly on consent applications which cross the jurisdictional boundaries of both Councils. This is particularly relevant to the greenfield areas where resource consents from the Regional Council are often required for bulk earthworks and stream modifications.

Discussion

Transport and Urban Development Committee

22. The TUD Committee met on the 12th March 2015 to consider a second tranche of SHAs. 13 sites were recommended for approval to the Minister of Building and Housing. As noted above, ultimately the Committee did not recommend any of the sites proposed.
23. A number of issues were however discussed at the Committee and comment is made on these below.

Consultation

24. In recommending these sites as SHAs, consultation has been limited to the landowners of each site. With the exception of three sites (Shelly Bay, the Reedy land and Spenmoor Street), the remaining sites are zoned for residential development. These residentially zoned sites went through an extensive consultation process during the development of the current Wellington City District Plan. In some instances, the zonings of these sites and associated objectives, policies and rules were confirmed on appeal to the Environment Court. As discussed below, the existing provisions of the District Plan relating to these sites remain relevant considerations under the HASHA Act.
25. Accordingly, the District Plan zoning of these sites as residential anticipates residential development occurring on them, irrespective of whether the site is identified as an SHA. To that end, no further consultation was considered necessary in nominating

these sites as SHAs. It is again important to remember that the identification of these sites does not approve any form of development. Rather, it is a procedural step that allows a resource consent for subsequent development to be advanced under the HASHA Act instead of the RMA.

26. Whilst not zoned residential, the land at Shelly Bay is zoned Business 1. This zoning anticipates mixed-use development, including residential development, occurring on the site.
27. The Reedy land is zoned Rural Area. The site is being nominated due to its close proximity to areas of existing urban development, and the availability of network infrastructure (roading and three waters). Adjacent landowners who may be considered affected by any subsequent development can still be notified of a future resource consent application.
28. Spennor Street is zoned Rural Area with a provision for rural residential development. The site is located in an area surrounded by residential and rural lifestyle development. Adjacent landowners who are considered affected by a subsequent resource consent application may be notified of that proposal. The site can be fully serviced to an urban standard.

Master Planning

29. Discussion at the TUD committee considered the need for approving master plans for some of the sites before a site is approved as an SHA. The example was drawn comparing the master-planning work that Auckland Council is undertaking in implementing their Housing Accord.
30. Auckland Council only enters into a master-planning process after an SHA is confirmed and only when:
 - there is a plan change process employed in parallel with a resource consent process;
 - in the case of larger brownfield sites; or
 - where there are issues of mixed ownership involved.
31. Pre-application processes would still be required under a HASHA Act approach but site design is appropriately done at this point. Requiring a master planning process as a precondition of approving an SHA would:
 - be counter-productive to the aim of the Housing Accord process;
 - require developers to invest in such a process with no certainty that a proposal would actually proceed to a development application;
 - provide no certainty that an SHA would subsequently be approved; and
 - provide a further hurdle to dissuade developer interest, opposing the purpose of the Housing Accord.

District Plan considerations

32. Committee members were concerned that site specific District Plan provisions will be 'lost' through a HASHA Act process.
33. In considering a resource consent application, the HASHA Act specifies that matters relevant to a resource consent application assessed under the RMA (Sections 104-104F) be considered and weighed against:

- the purpose of the HASHA Act, being the enhancement of housing affordability through an increase in land and housing supply;
 - Part 2 of the Resource Management Act 1991 (being the purpose and principles of that Act); and
 - the urban design qualities of the New Zealand Urban Design Protocol.
34. Accordingly any District Plan provision, appendix, notation, overlay, design guide or other relevant provision remains a valid and mandatory consideration of a future resource consent application lodged under the HASHA Act. These provisions have been included in the District Plan to address specific issues, and will remain important matters for consideration when assessing development proposals.
35. Lastly, any application made under the HASHA Act is assessed as a fully discretionary (unrestricted) activity. This enables the Council to reject resource consent applications which have unacceptable environmental effects.

Notification

36. The Committee queried the different notification processes under the HASHA Act and the RMA. The HASHA Act only provides for limited notification of an application to adjacent landowners, infrastructure providers with assets on, under or over the land; and to requiring authorities if the land or adjacent land is subject to a designation.
37. Full public notification is not provided for under the HASHA Act.

Additional Sites

38. Following the TUD committee meeting in March, a number of additional sites were recommended to the Council. These sites are included in this report and are reflective of the growing interest and awareness of the Housing Accord.
39. These sites are:
- 98 Westchester Drive, Churton Park
 - 34 Winsley Terrace, 150 and 184 Ohariu Valley Road, and 224 Westchester Drive, Churton Park
 - 383-387 Adelaide Road, Newtown
40. Additionally, the proposed Princess Street SHA has been amended to include an adjoining site on Mansfield Street at the request of the owner of that site. This is discussed further below.

Progress against the Accord targets

41. Questions were also put by the TUD Committee concerning the achievement of the Accords targets. A monitoring report is currently being prepared and will be presented to the TUD Committee following a meeting of the Joint Steering Group for the Housing Accord, comprising of the Minister of Building and Housing, the Mayor and the Deputy Mayor. Officers anticipate this meeting occurring in April, with a report likely to the TUD Committee in May 2015.

Proposed Special Housing Areas – Tranche Two

42. 16 sites are proposed for nomination to the Minister of Building and Housing. The sites provide for a range of development densities, ranging from low density to medium

density/infill development, and the redevelopment of three Housing New Zealand sites. Once these areas are recommended to the Minister of Building and Housing, they go through a Cabinet process for approval before being created by an Order in Council.

43. Approval of these sites would bring the total number of SHAs for Wellington to 24 (as compared to over 80 in Auckland) and provide a further impetus to the achievement of the targets set by the Accord. Officers estimate that the sites recommended as tranche two, along with those already approved as tranche one, could yield as many as 2500 sections and dwellings.
44. The Accord targets are ambitious and the selection of Special Housing Areas is a key tool to spur development. It is important to note that if despite the Council's best efforts the Accord targets are not met and no agreement is reached to renegotiate the targets, the Government may terminate the Accord. If the Accord is terminated, the Minister of Housing may identify Special Housing Areas at his discretion and the Chief Executive of the Ministry of Business, Innovation and Employment may be empowered to process resource consent applications under the HASHA Act. Officers maintain a good working relationship with the Ministry through the Joint Officials Working Group.
45. The sites proposed for nomination are therefore important in spurring additional development across the city in order to meet the targets set by the Accord.
46. The proposed sites are:

Site	Description
135 Britomart Street, Berhampore	Housing New Zealand site of 2000m ² zoned Inner Residential containing a block of existing flats
175 Owen Street, Newtown	Housing New Zealand site of 2500m ² zoned Inner Residential containing a block of existing flats
MacLean Flats, 320A The Terrace	Housing New Zealand site of 1500m ² zoned Inner Residential containing a block of existing flats
24A Freeling Street, Island Bay	Approximately 2 hectare undeveloped site zoned Outer Residential
Tapu Ta Renag Marae, 44 Rhine Street, Island Bay	Approximately 4.6 hectare undeveloped site zoned Outer Residential
30 White Pine Avenue, Woodridge	Approximately 3.8 hectare undeveloped site zoned Outer Residential, adjacent to the existing Lincolnshire-Woodridge SHA
74 Helston Road, Paparangi	Approximately 1.2 hectare undeveloped site zoned Outer Residential
Erskine College, Island Bay	Approximately 1.8 hectare site containing former school buildings and grounds zoned Outer Residential
The Reedy Land, 28 Westchester Drive, Glenside	Approximately 20 hectare site, containing one residential dwelling, primarily zoned Rural
Shelly Bay	Approximately 2.8 hectare site containing former air force and naval buildings, zoned Business 1
131 Silverstream Road, Crofton Downs	Approximately 25 hectare undeveloped site, primarily zoned Residential
Spenmoor Street (Lot 41)	Approximately 10 hectare undeveloped

	site zoned Rural
Mansfield Street/Princess Street, Newtown	Approximately 5600m ² partly developed site containing warehouse buildings zoned Inner Residential
98 Westchester Drive, Churton Park	Approximately 3600m ² site, zoned Outer Residential
34 Winsley Terrace, 150 and 184 Ohariu Valley Road, and 224 Westchester Drive, Churton Park	Approximately 18.5 hectare site containing two dwellings, primarily zoned Outer Residential
383-387 Adelaide Road, Newtown	Approximately 3700m ² site containing five dwellings and accessory buildings, zoned Inner Residential

Changes since TUD meeting

47. Additional to the newly proposed sites mentioned above, the Princess Street proposed SHA has been amended to include an adjoining site on Mansfield Street at the request of the owner of that site. This addition would make the proposed SHA nearly three times larger than originally proposed. This provides additional options for comprehensive site design and development for this SHA.

Consistency with the Wellington Housing Accord

48. All of the sites proposed for nomination are consistent with the Housing Accord's objective of increasing housing supply. The sites would provide for a range of development opportunities within the existing urban footprint, thereby also achieving Council's general policy aim of urban containment and boosting the level of development across the city, additional to baseline levels.

Consistency with the District Plan

49. With the exception of the Reedy land and Spenmoor Street which are zoned rural, the remaining SHA sites are zoned for residential development² under existing District Plan settings.
50. Spenmoor Street is zoned for rural residential development (Rule 15.4.6 of the District Plan). This land (known as Point 360) is progressively being developed for residential and rural residential purposes, and is fully serviced to an urban standard (roading and services).
51. The Reedy Land is well serviced from an infrastructure perspective and would provide a further supply of greenfield land for residential purposes within an area surrounded by either existing residential land or future urban land. When considered in this context, the site can support residential development that would be generally consistent with the District Plan.
52. Part of the site at 224 Westchester Drive is zoned Rural Area and Open Space B. Whilst the entire site is proposed for inclusion, it is envisaged that any subsequent development will be limited to the residential portion of the site. A draft reserves agreement has been prepared with the landowner for the Open Space zoned area.
53. For those sites zoned residential, the consistency of these sites with the District Plan is demonstrated by their zoning. Additionally, these sites have gone through an extensive consultation process during the development of the District Plan.

² Shelly Bay carries a Business 1 zoning, the provisions of which provide for residential development.

Site Specific Controls

54. Some of the sites proposed for nomination are subject to particular District Plan provisions such as the ridgelines and hilltops policies overlay area, contains a feature such as heritage buildings at Erskine College, are subject to a design guide, or have particular provisions applicable to them contained in a District Plan appendix.
55. Recommendation of these sites as SHAs does not approve a particular development. If approved as an SHA, a resource consent may then be sought under the HASHA Act. Where a site is presently subject to a particular District Plan provision (e.g. a height limit), this provision will be taken into account, as it would normally be, in considering any future resource consent application for development.

Infrastructure availability

56. Comments were sought from Wellington Water on the availability of the three waters infrastructure for these sites.
57. Overall, no concerns have been raised that would preclude a site from being nominated as an SHA. Wellington Water has highlighted matters such as minor upgrades to pipe infrastructure or potential on-site stormwater detention requirements for some sites. These matters are appropriately addressed at the resource consent stage.

Shelly Bay

58. A development feasibility study shows that a sustainable development can proceed on the Shelly Bay site provided the infrastructure currently servicing the area is upgraded. No development would be approved without investment in these essential services.
59. Accordingly, all of the sites proposed are considered to be suitable from an infrastructure perspective.

Landowner and Iwi views

60. Landowners are supportive of each site proposed for nomination to the Minister of Building and Housing, with a number of the sites proposed for recommendation as an SHA having been nominated to Council by the landowners themselves.
61. Shelly Bay is partly owned by Port Nicholson Block Settlement Trust through Shelly Bay Ltd. Shelly Bay Ltd is supportive of the sites nomination. Council is also an owner within the wider Shelly Bay site.

Demand for Housing

62. There is ongoing demand for housing in these areas as the city continues to experience a moderate rate of growth. The sites proposed will cater to a wide range of dwelling types and therefore a wide segment of the market. They will also provide for development of sites within established urban areas where strong demand for residential housing exists.

Qualifying Development Criteria

63. Qualifying development criteria relate to the number of dwellings/sections required within each Special Housing Area for a development to be able to progress under the HASHA Act. The recommended criteria for each Special Housing Area have been formulated based on consistency with the first tranche of Special Housing Areas and with reference to the particular characteristics of the site (10 or more for larger greenfield or redevelopment sites; 2 or more for infill/medium density sites).

64. This number does not equate to the total number of dwellings or sections that could be developed within these SHAs but is a minimum. Total numbers will depend on the type of development proposed and assessed as being acceptable by the Council.

Communication and Engagement

65. Officers have consulted with the landowners of each of the sites proposed for nomination in preparing this report.
66. No consultation beyond that undertaken with landowners is proposed as part of recommending the present group of sites as SHAs to the Minister of Building and Housing. Officers have continued discussions with staff from the Greater Wellington Regional Council, Ministry of Business, Innovation and Employment, NZTA and Wellington Water in preparing this paper.
67. A Communications Plan for the Housing Accord was prepared in 2014 following the signing of the Accord with the Crown. In accordance with this plan, a press release will be issued following the nomination of the second tranche of Special Housing Areas to the Minister of Building and Housing.

Next Actions

68. Following the nomination of this second tranche of sites to the Minister of Building and Housing, officers will investigate a potential third tranche of sites, continue liaison with the development community, and continue monitoring the implementation of the Housing Accord.
69. A meeting of the Joint Steering Group comprising the Minister of Building and Housing, the Mayor and the Deputy Mayor will soon be scheduled by officials from the Ministry of Business, Innovation and Employment as required by the Housing Accord.

Attachments

- Attachment 1. Proposed Special Housing Area Maps Page 51
- Attachment 2. Proposed Special Housing Area Maps - Zoning and Notations Page 67

Author	Mitch Lewandowski, Principal Advisor Planning
Authoriser	Anthony Wilson, Chief Asset Officer

SUPPORTING INFORMATION

Consultation and Engagement

Officers have consulted with the landowners of each site proposed for nomination, and engaged with officials from the Greater Wellington Regional Council, Ministry of Business, Innovation and Employment, NZTA and Wellington Water in preparing this paper.

Treaty of Waitangi considerations

There are no known implications.

Financial implications

There are no known implications stemming from this paper.

Policy and legislative implications

Council has signed a Housing Accord with the Crown. The 16 Special Housing Areas recommended for approval will need to be approved by the Minister of Building and Housing and Cabinet, before they are gazetted and included as a schedule to the Housing Accord and Special Housing Areas Act as Special Housing Areas.

Risks / legal

There are no known risks and legal implications from the recommendation of these sites as Special Housing Areas.

Climate Change impact and considerations

The proposed Special Housing Areas provide for a range of low-medium density development options in areas appropriately zoned for development purposes and within the overall urban footprint of the city, promoting a policy of general urban containment. Promoting a compact urban form reduces the consumption of fossil fuels and harmful greenhouse gas emissions which result in negative climate change impacts.

Communications Plan

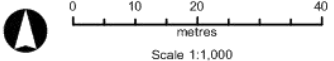
A Communications Plan has been prepared for the implementation of the Housing Accord. A press-release will follow the recommendation of these sites to the Minister of Housing as Special Housing Areas.



Item 3.2 Attachment 1



In vicinity of: 175 Owen Street Newtown
Proposed Special Housing Area



Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

MAP PRODUCED BY:
Wellington City Council
101 Wakefield Street
WELLINGTON, NZ

ORIGINAL MAP SIZE: A4
AUTHOR: stocke3n
DATE: 24/03/2015
REFERENCE:



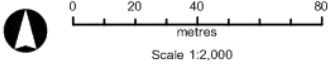


Item 3.2 Attachment 1



Zone: Outer Residential
Site size: 1.26 ha.
Site mean slope: 19.67

In vicinity of: 74 Helston Road Paparangi
Proposed Special Housing Area



Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

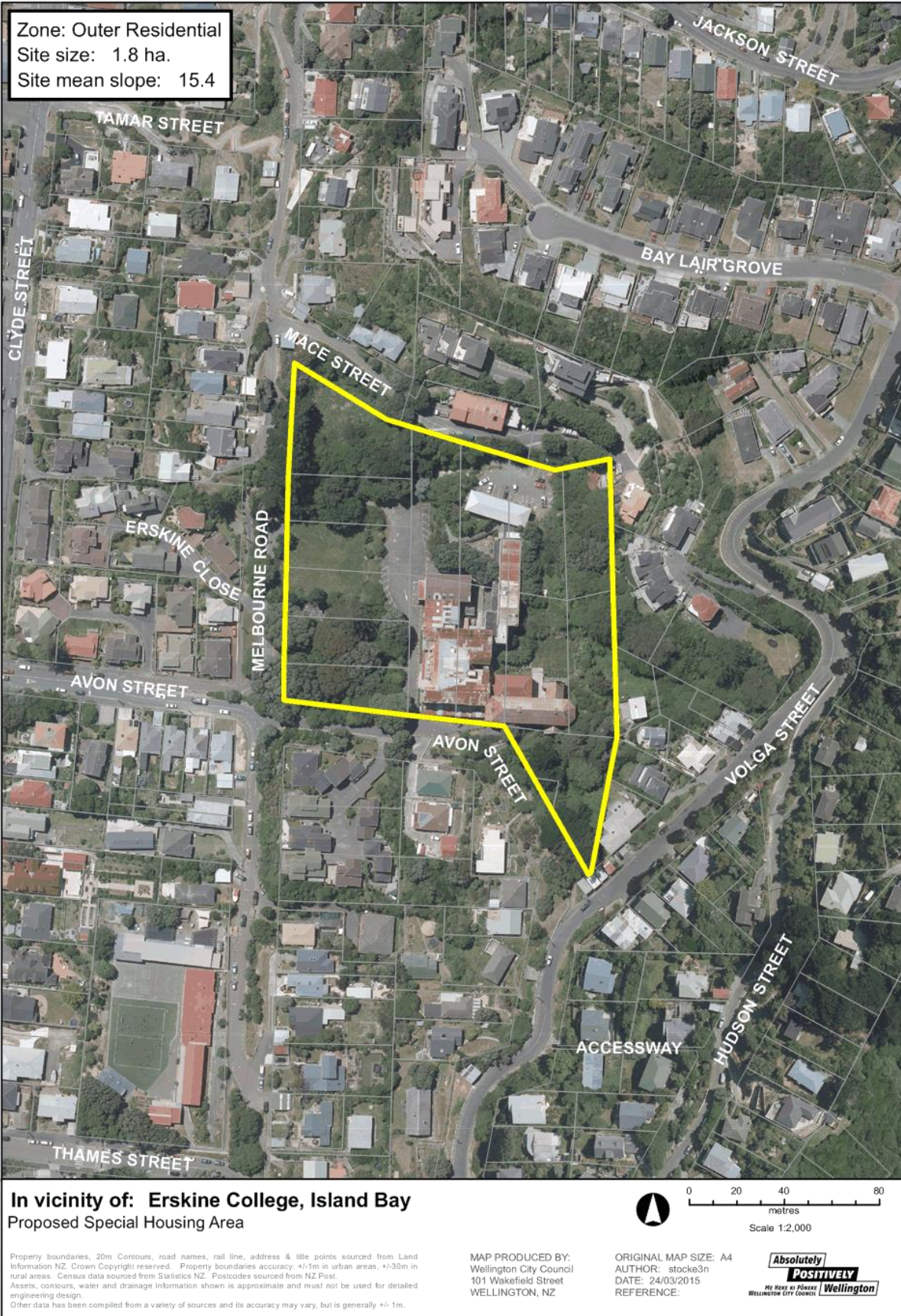
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101 Wakefield Street
WELLINGTON, NZ

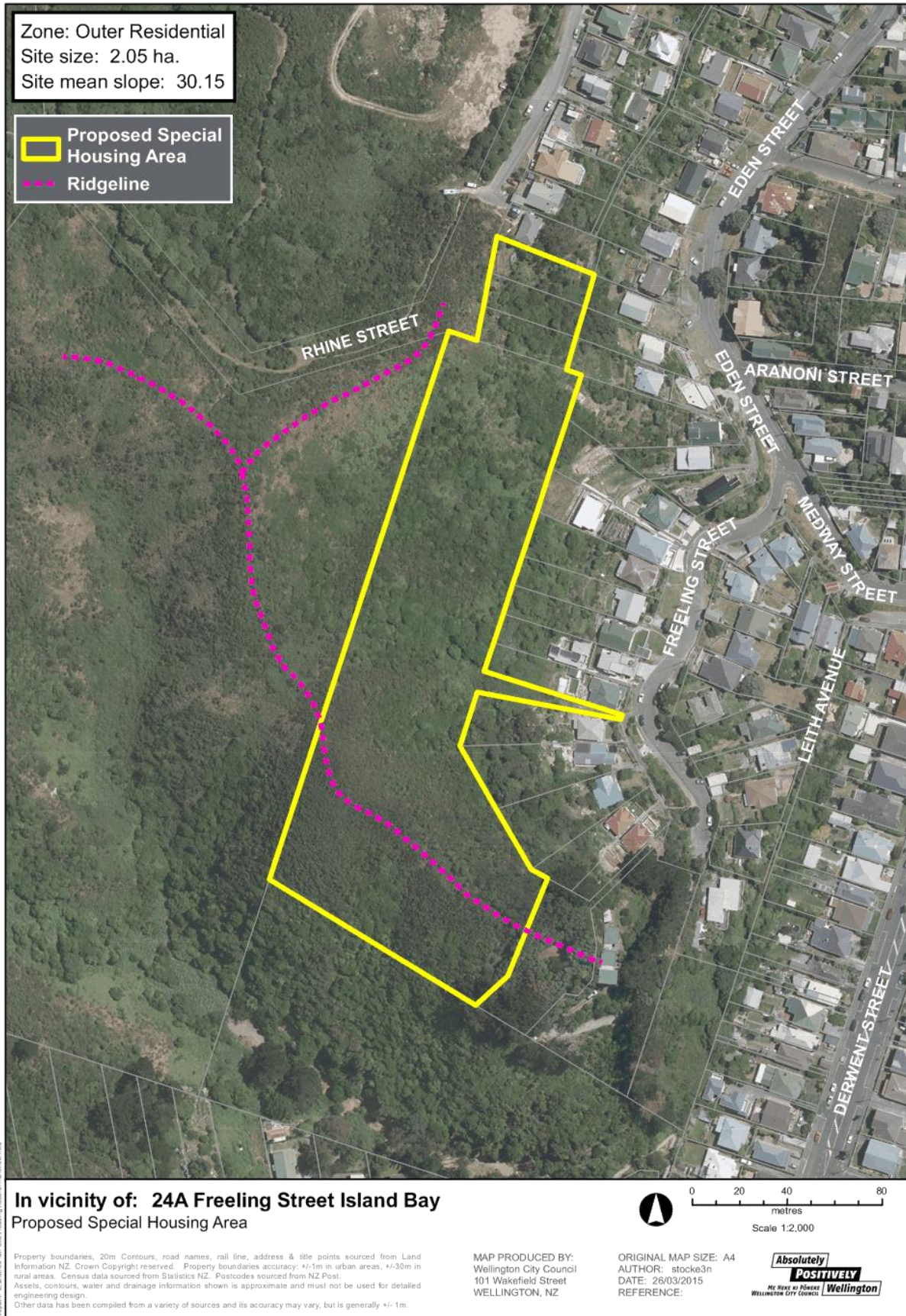
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DATE: 24/03/2015
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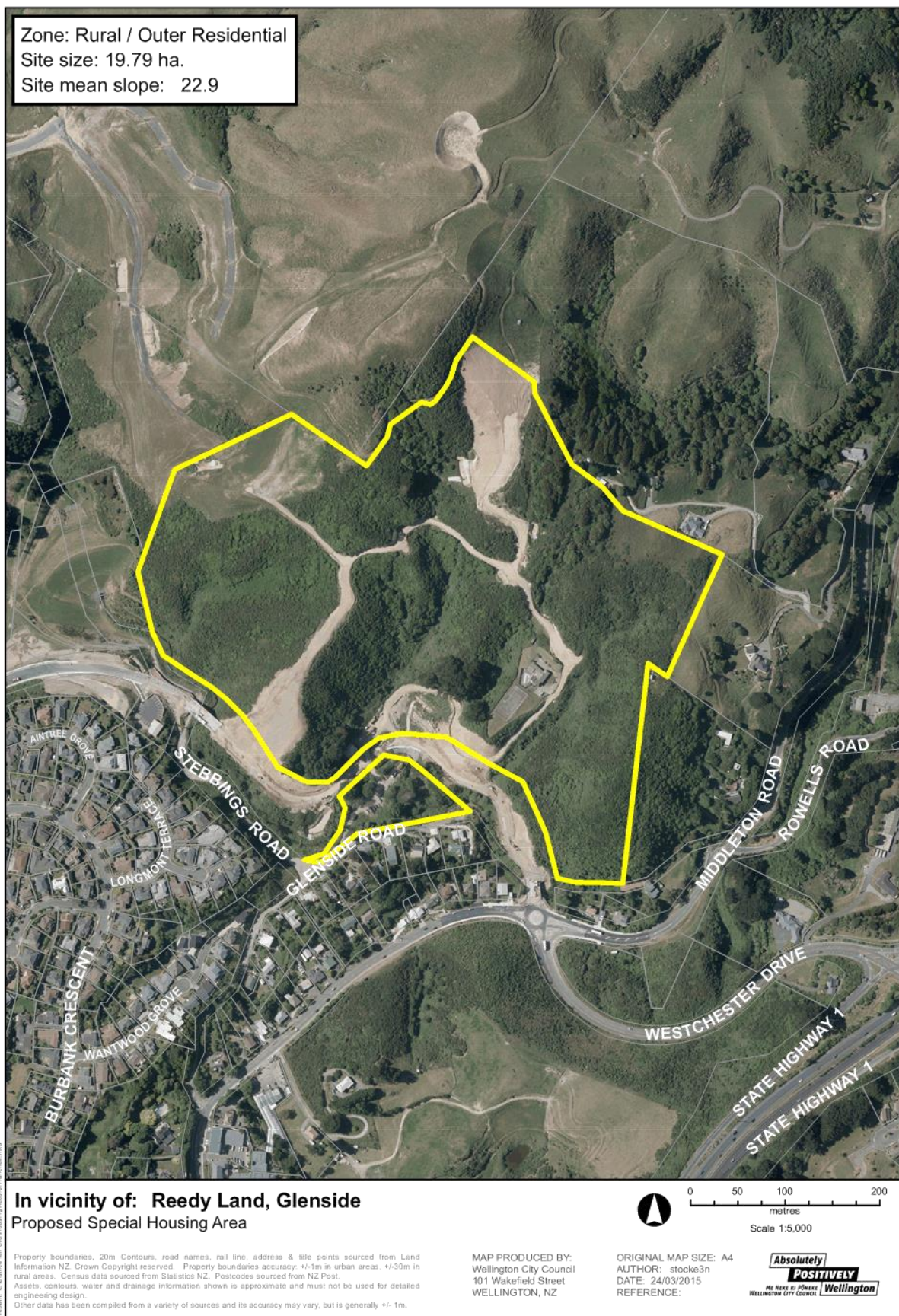
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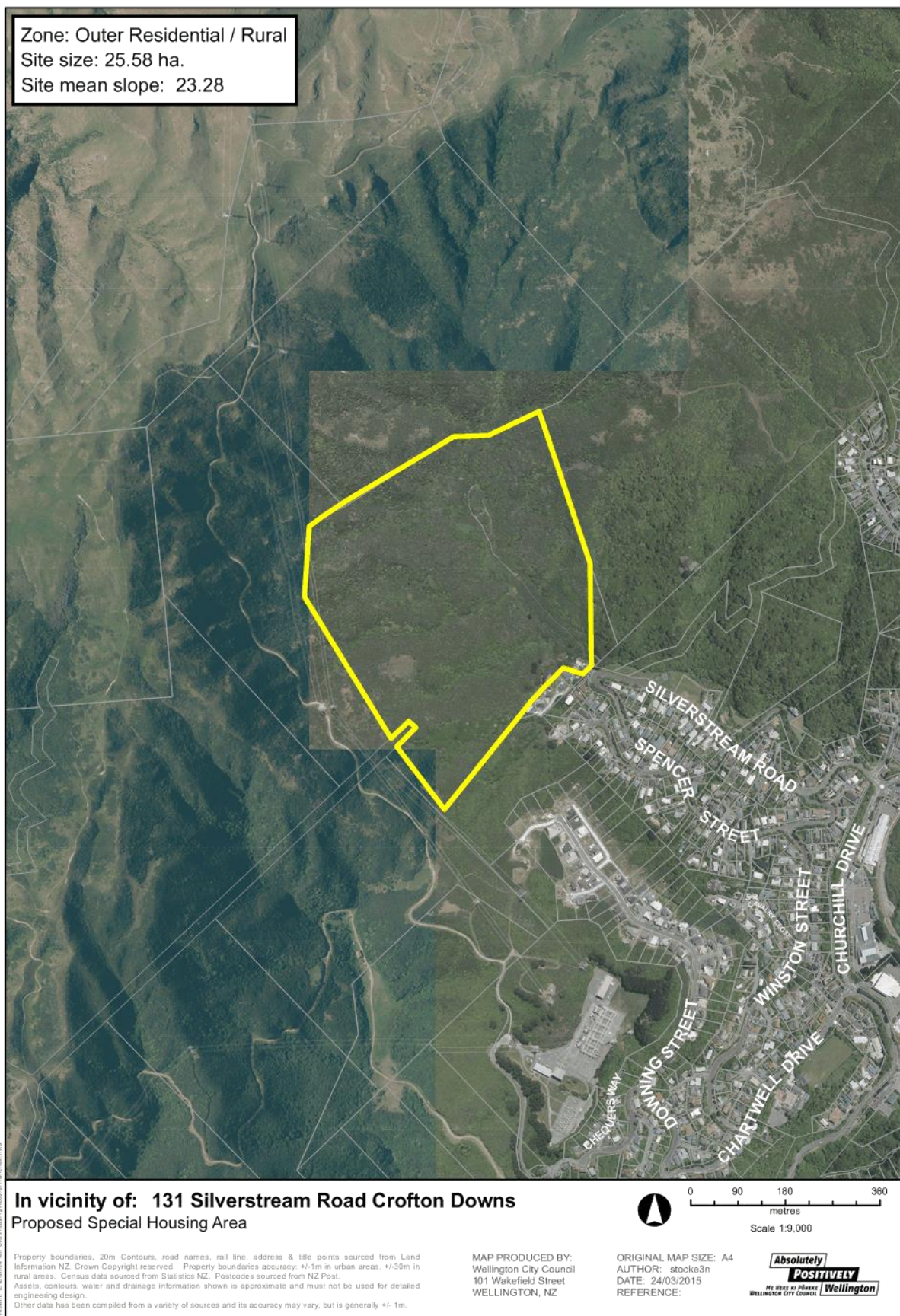
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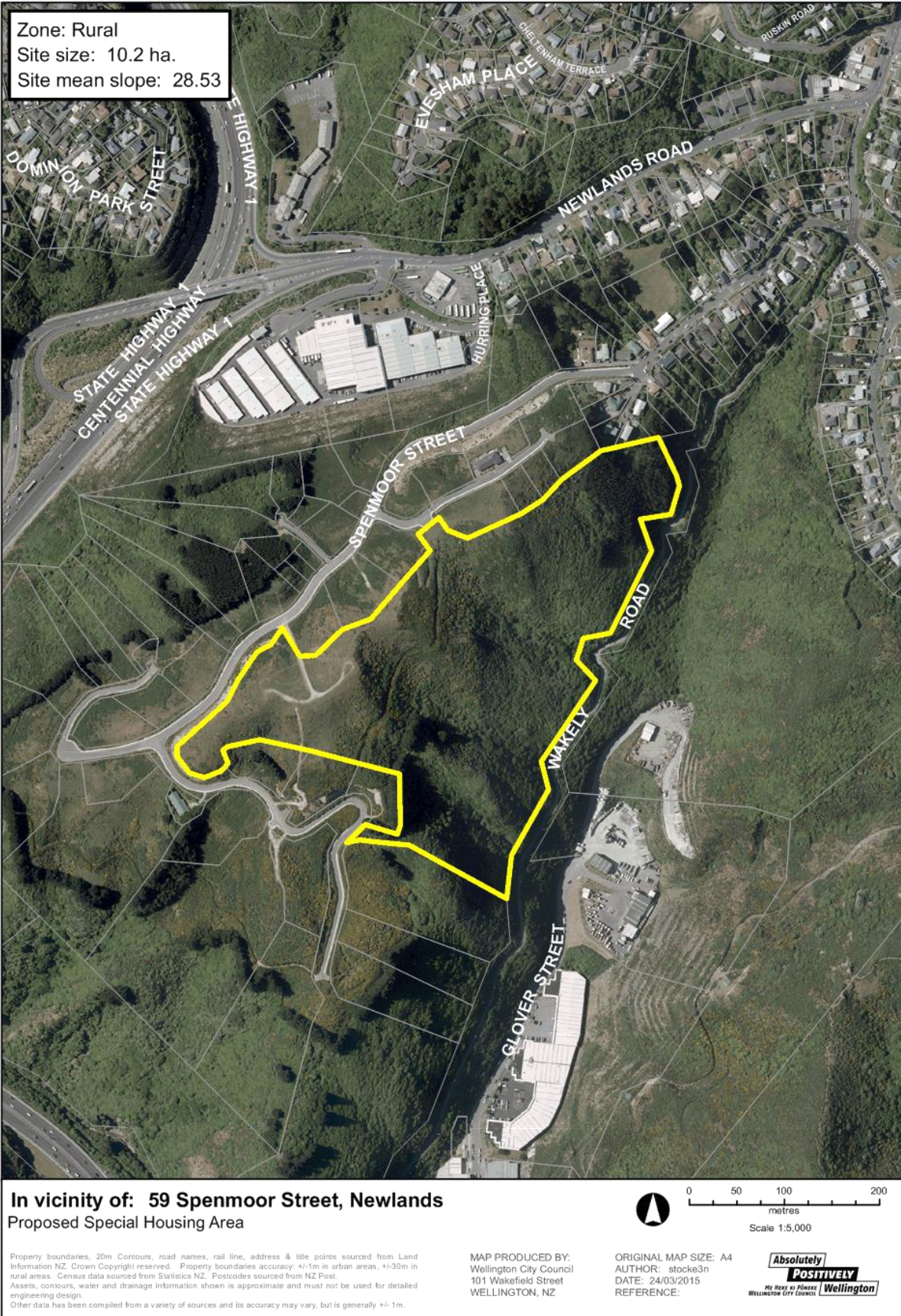


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Item 3.2 Attachment 1





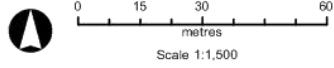
Zone: Inner Residential
Site size: 0.56 ha.
Site mean slope: 11.09

In vicinity of: **289-293 Mansfield Street**
Proposed Special Housing Area

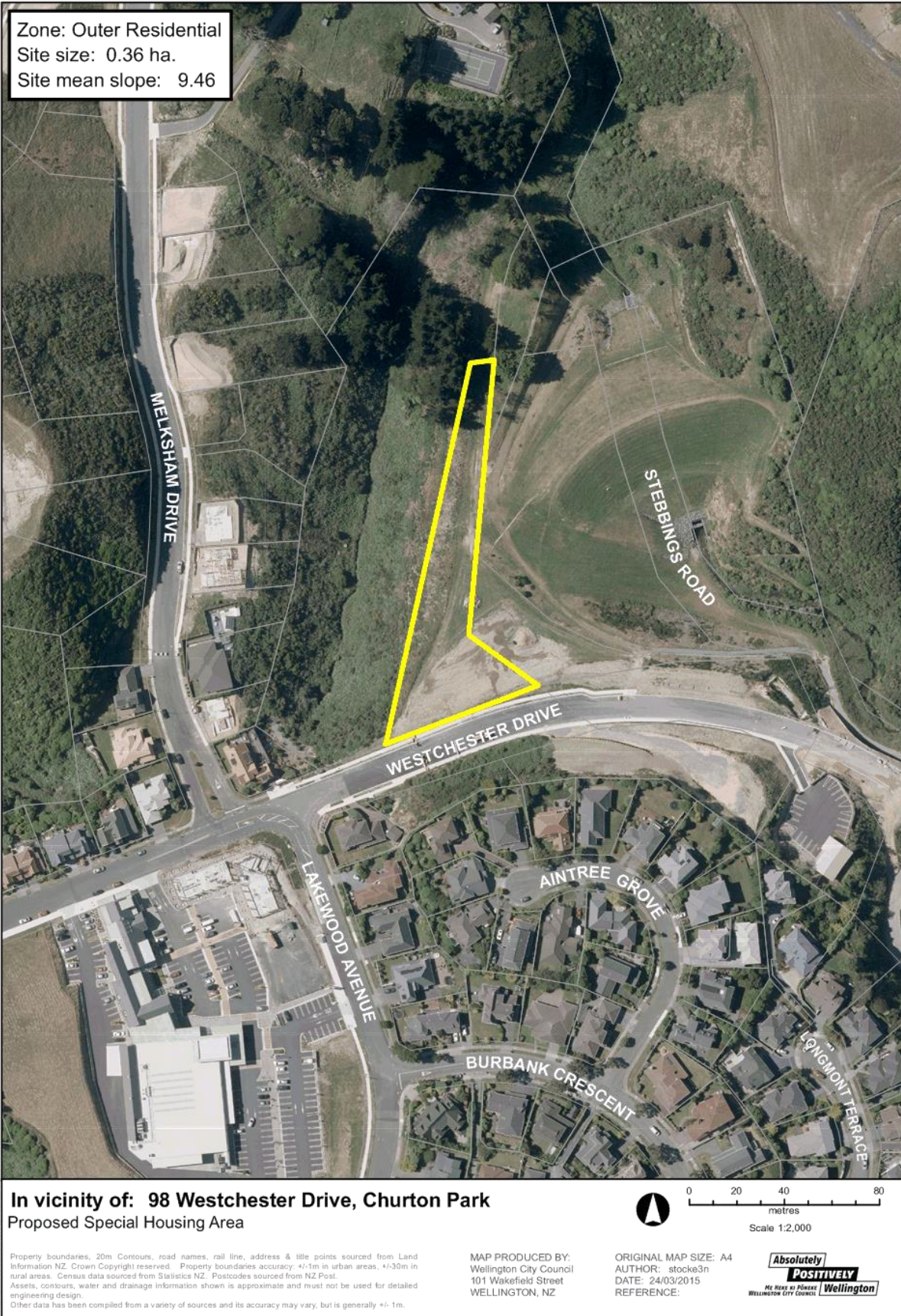
Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post.
Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design.
Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

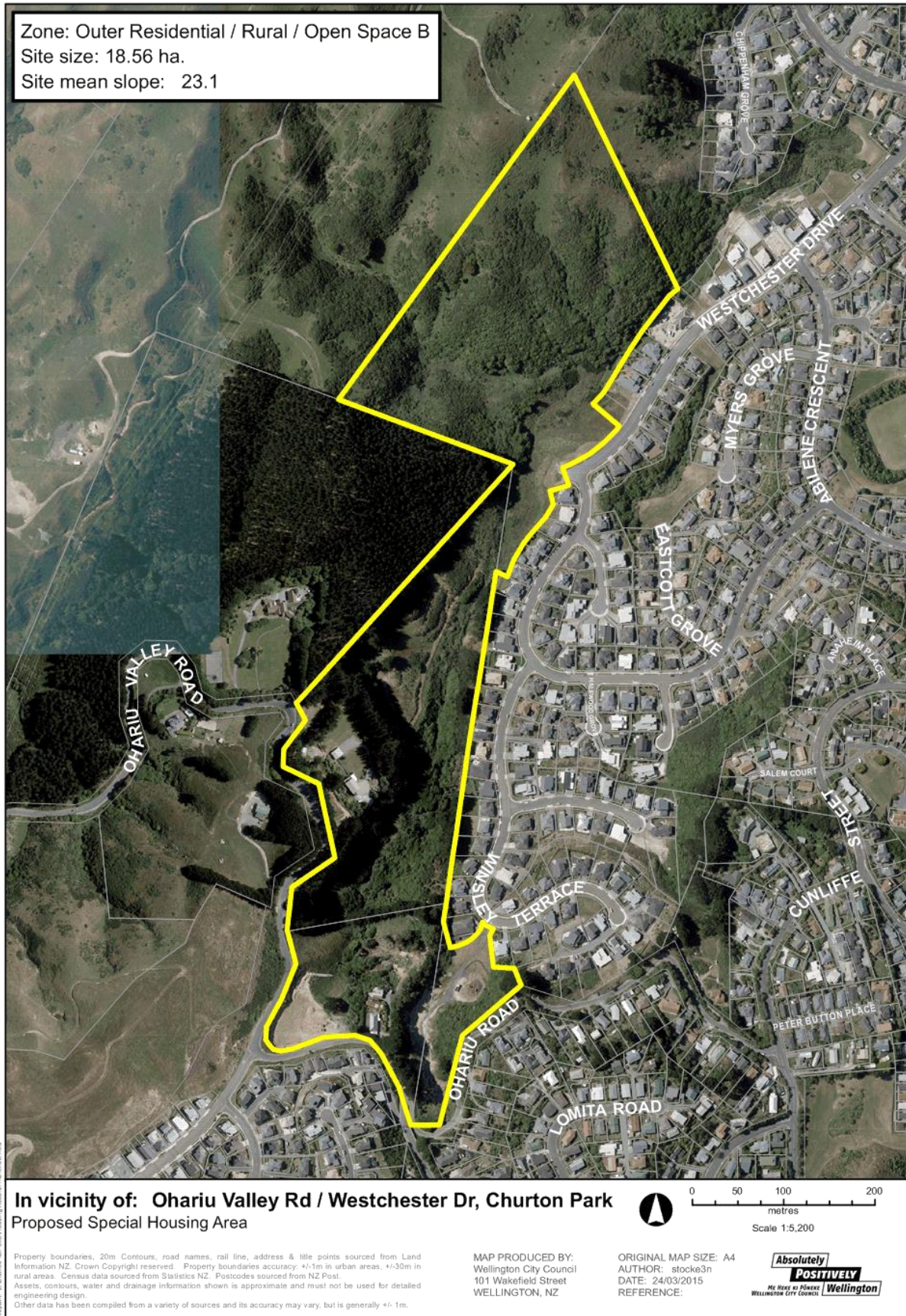
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101 Wakefield Street
WELLINGTON, NZ

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DATE: 24/03/2015
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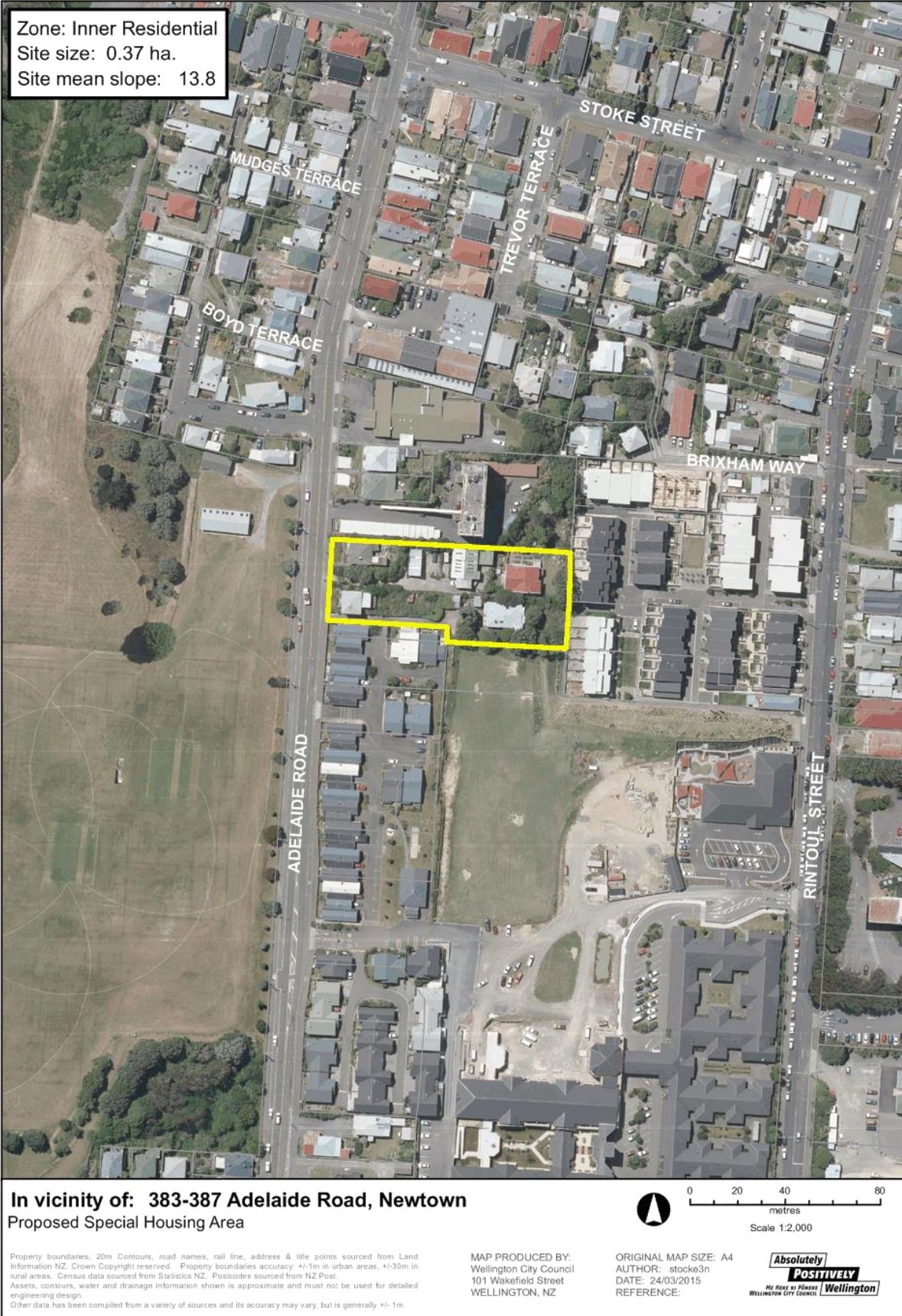


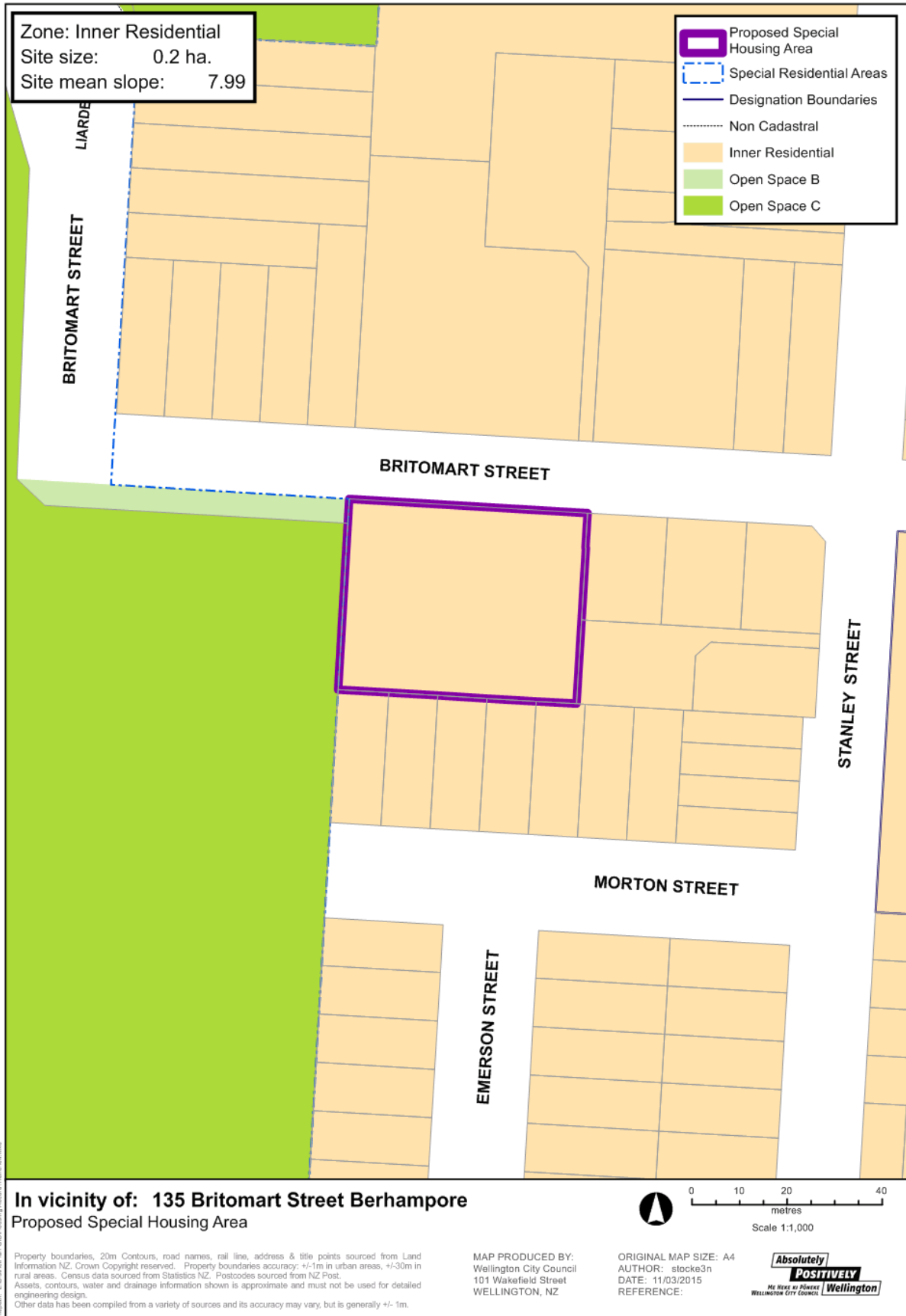
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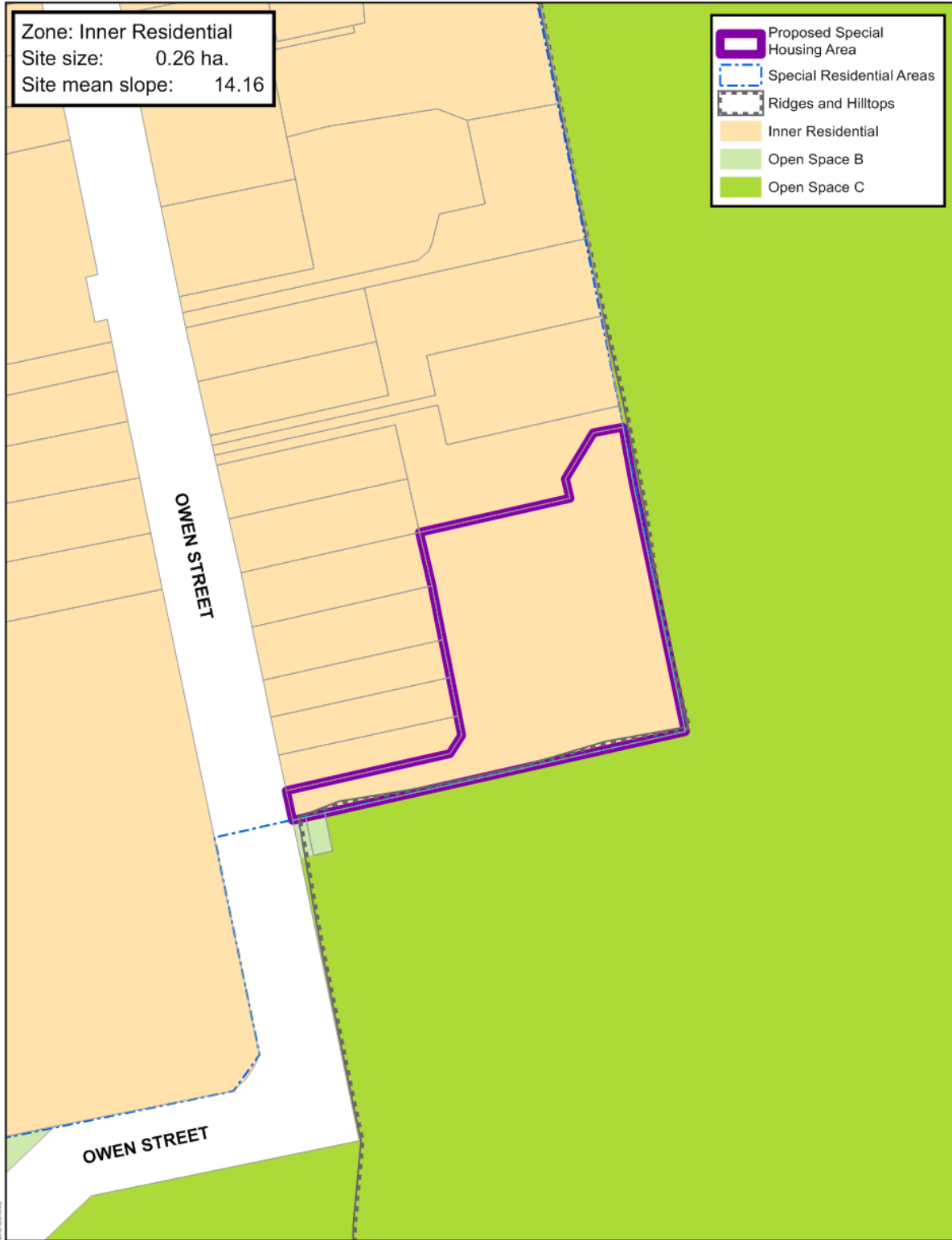


Item 3.2 Attachment 1





Item 3.2 Attachment 2



In vicinity of: 175 Owen Street Newtown
Proposed Special Housing Area

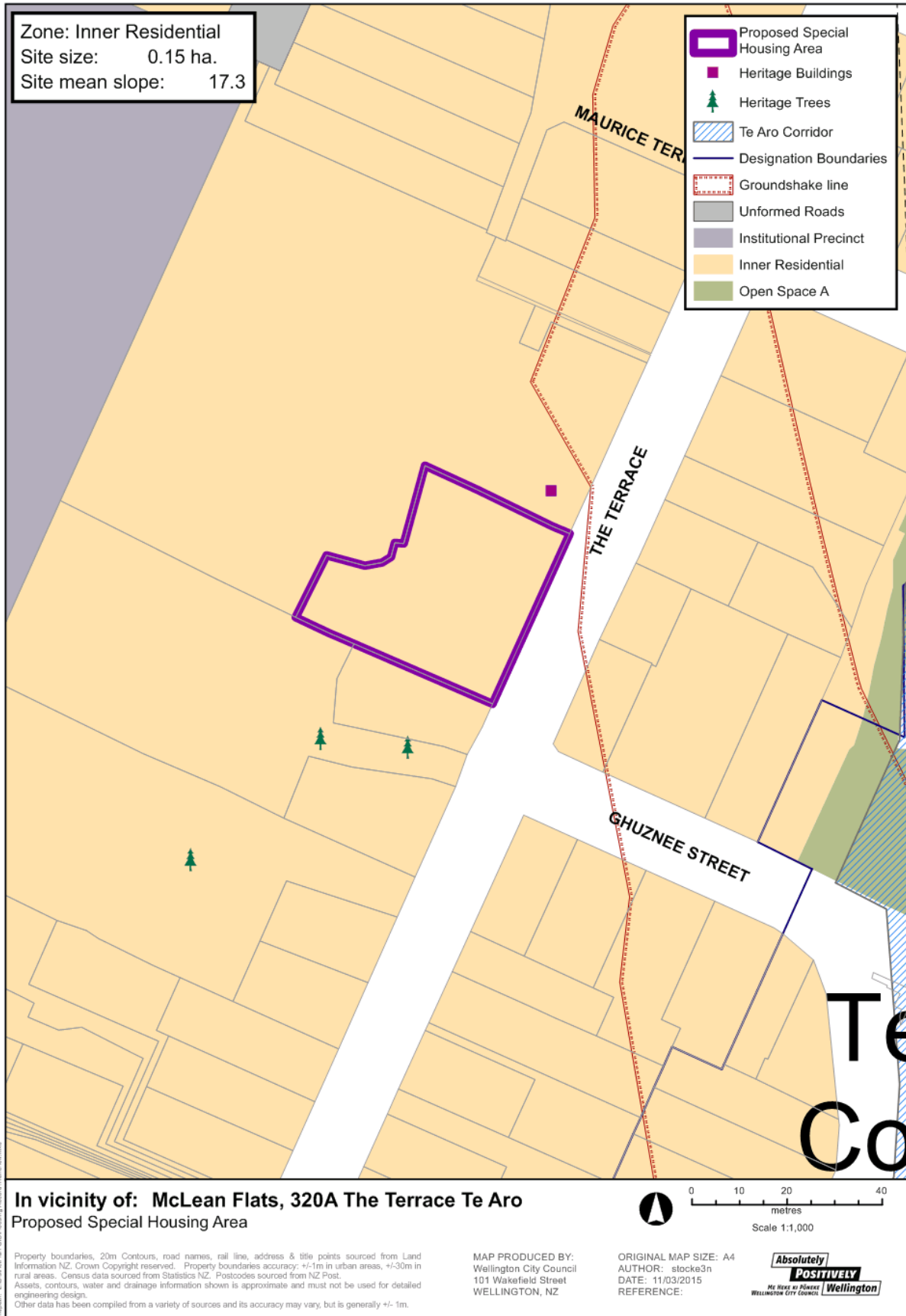
Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

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Wellington City Council
101 Wakefield Street
WELLINGTON, NZ

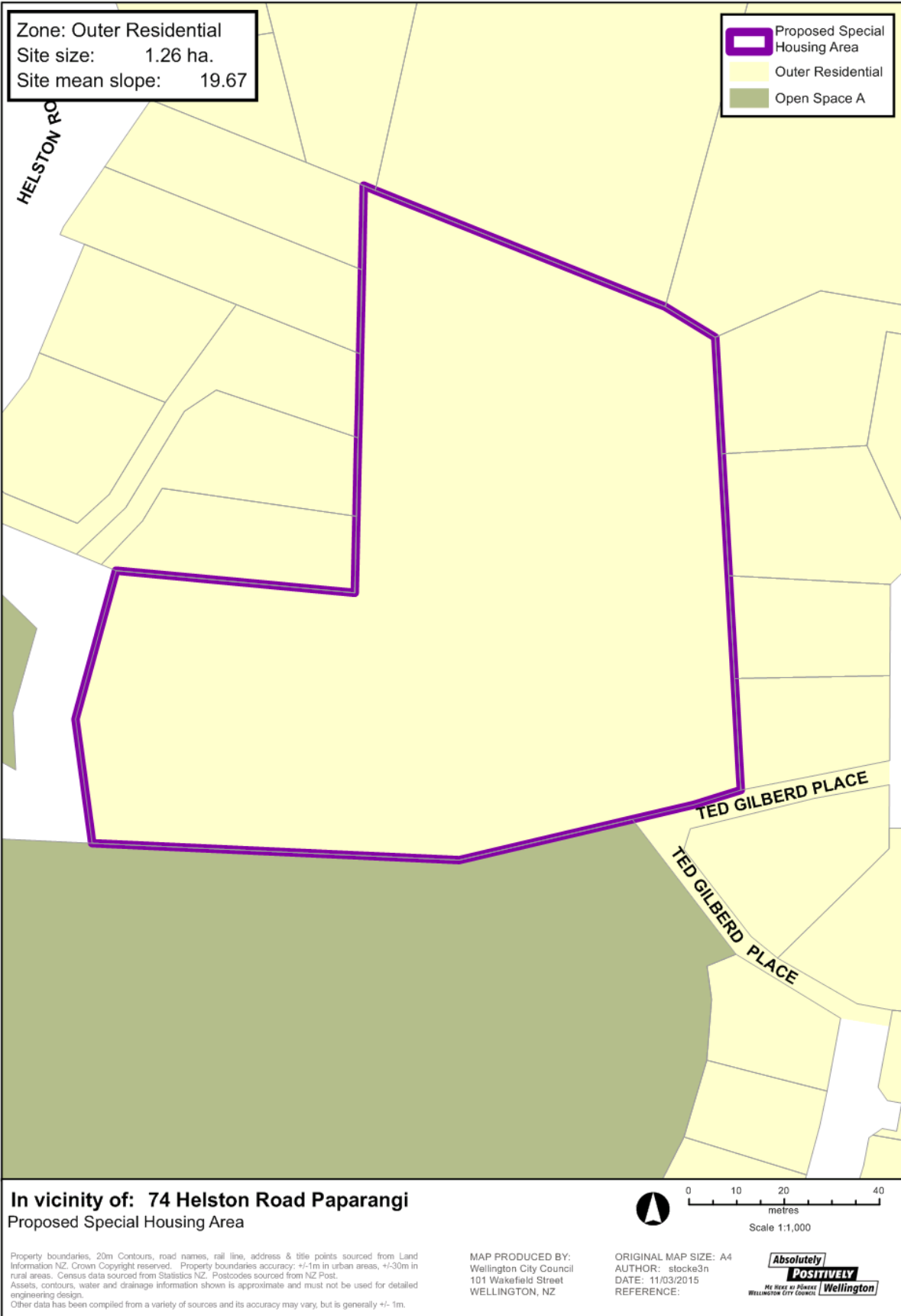
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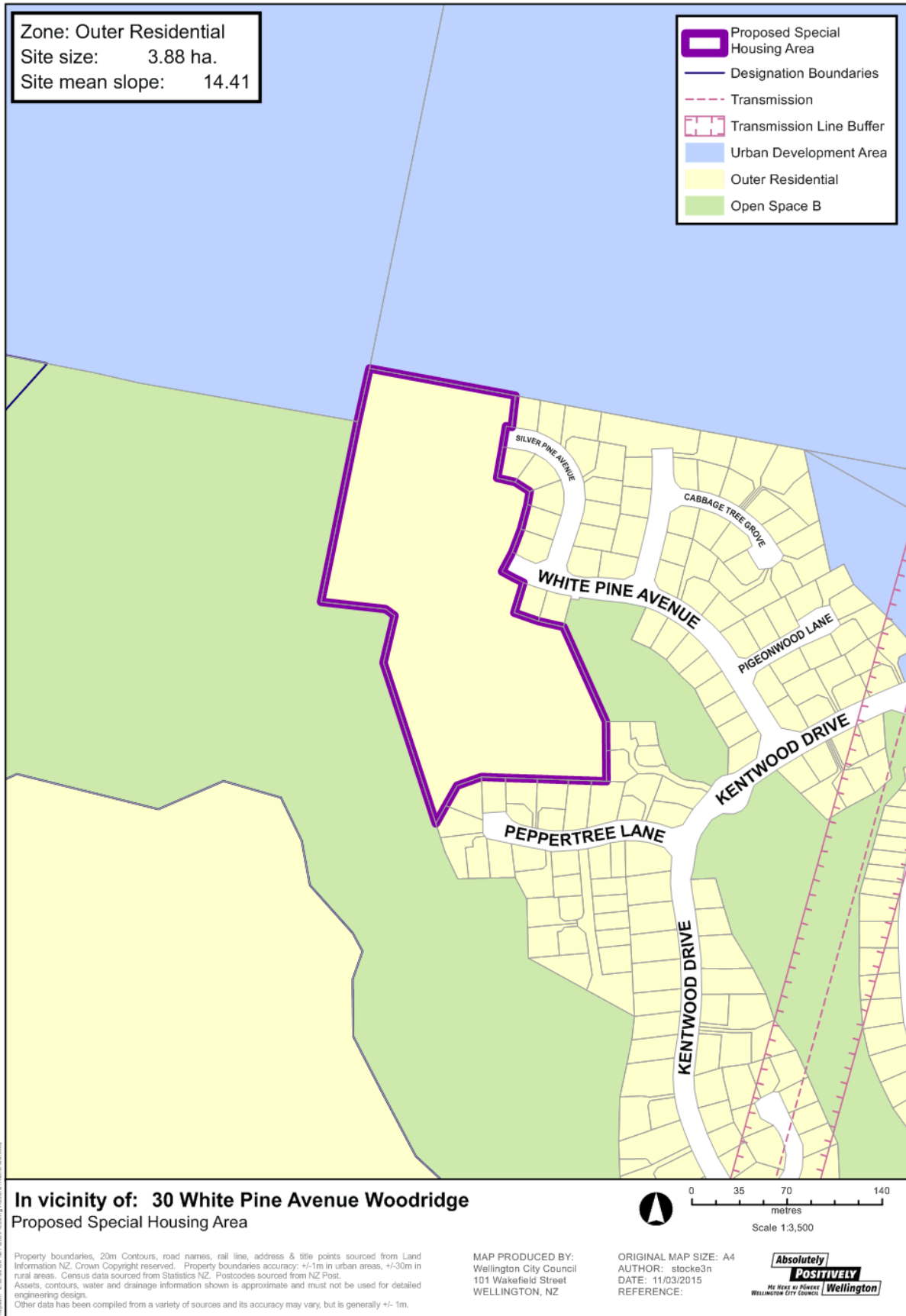
Scale 1:1,000

Absolutely
POSITIVELY
ME HEKE KI PŌNEKE
WELLINGTON CITY COUNCIL **Wellington**

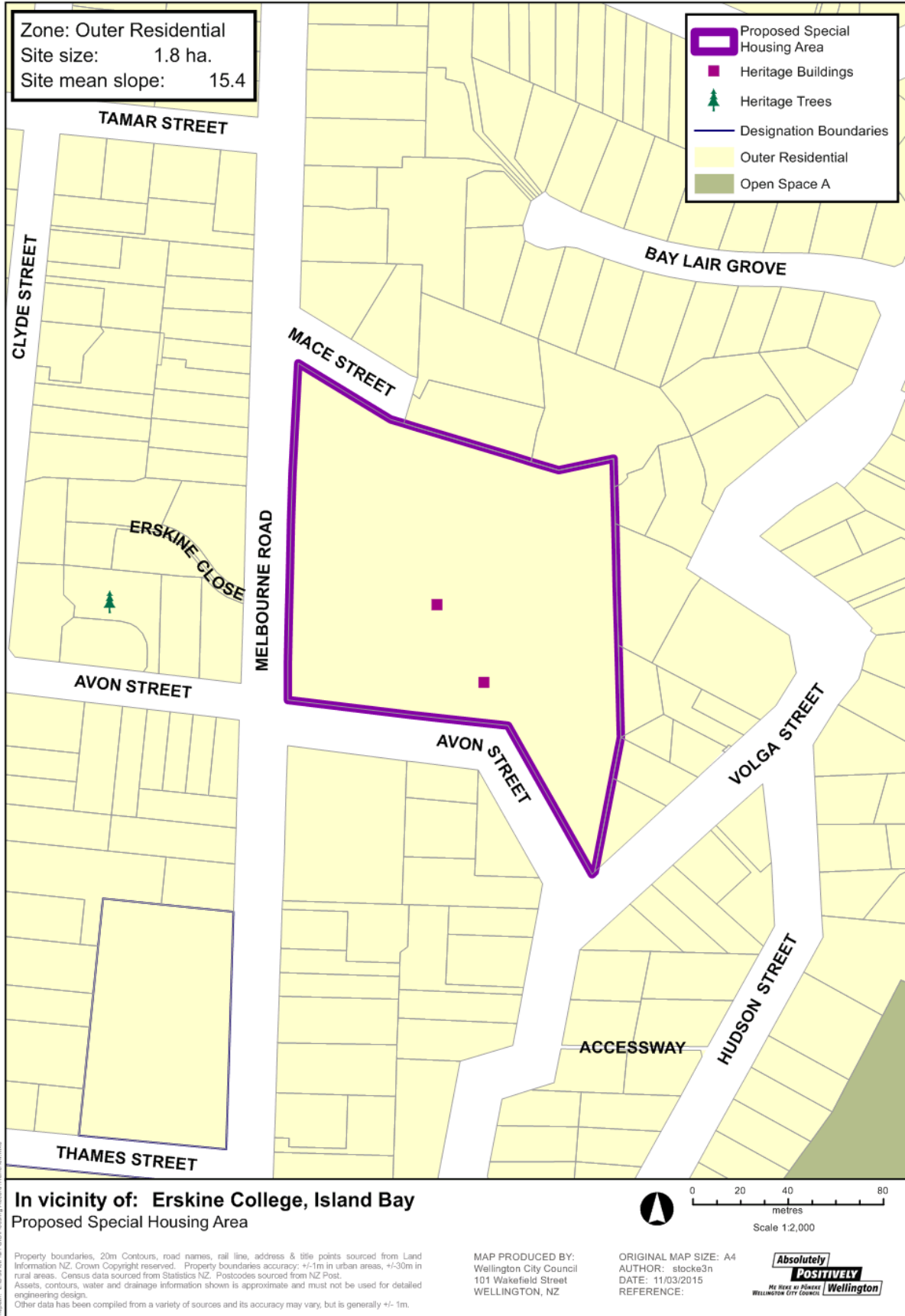


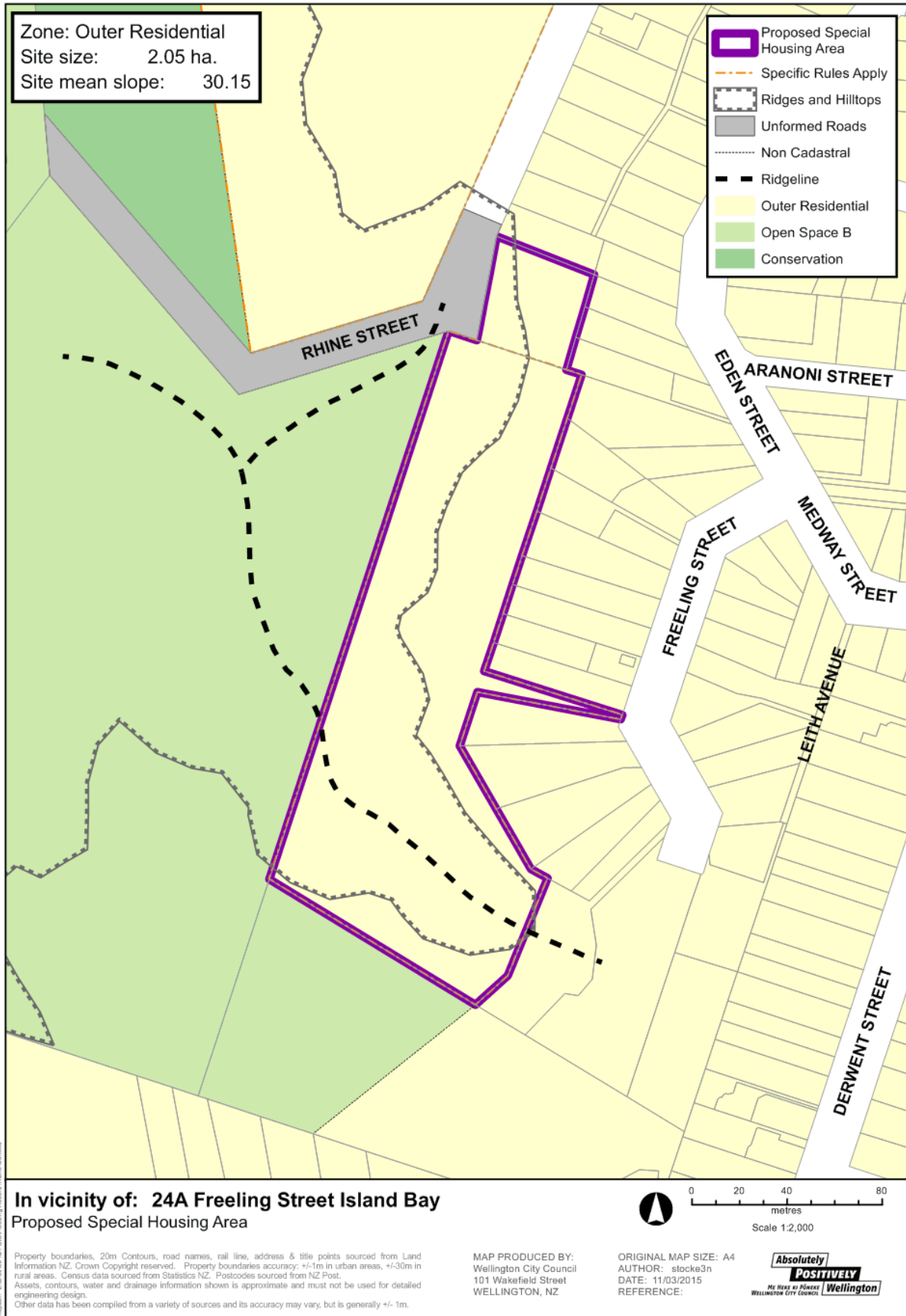
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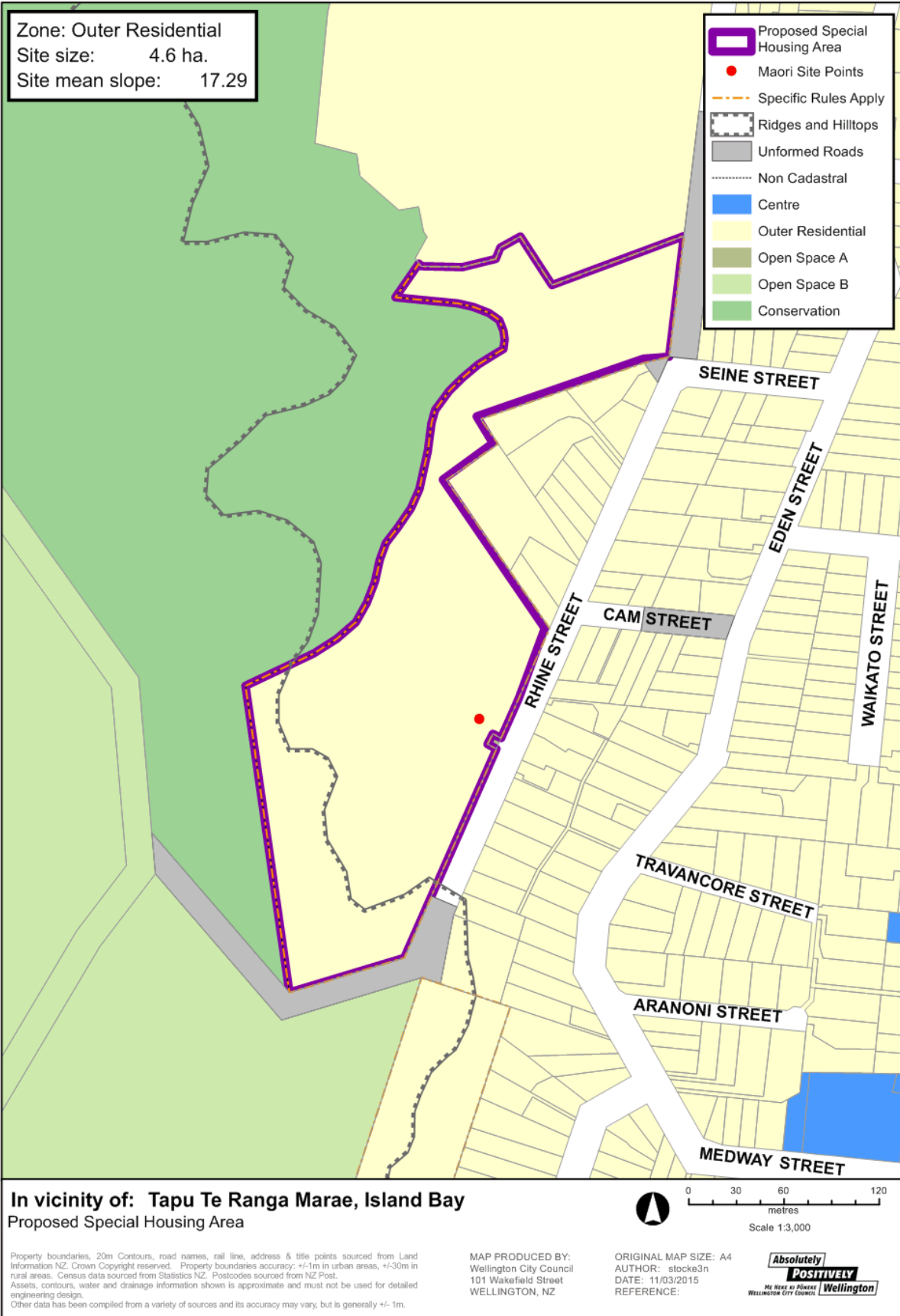


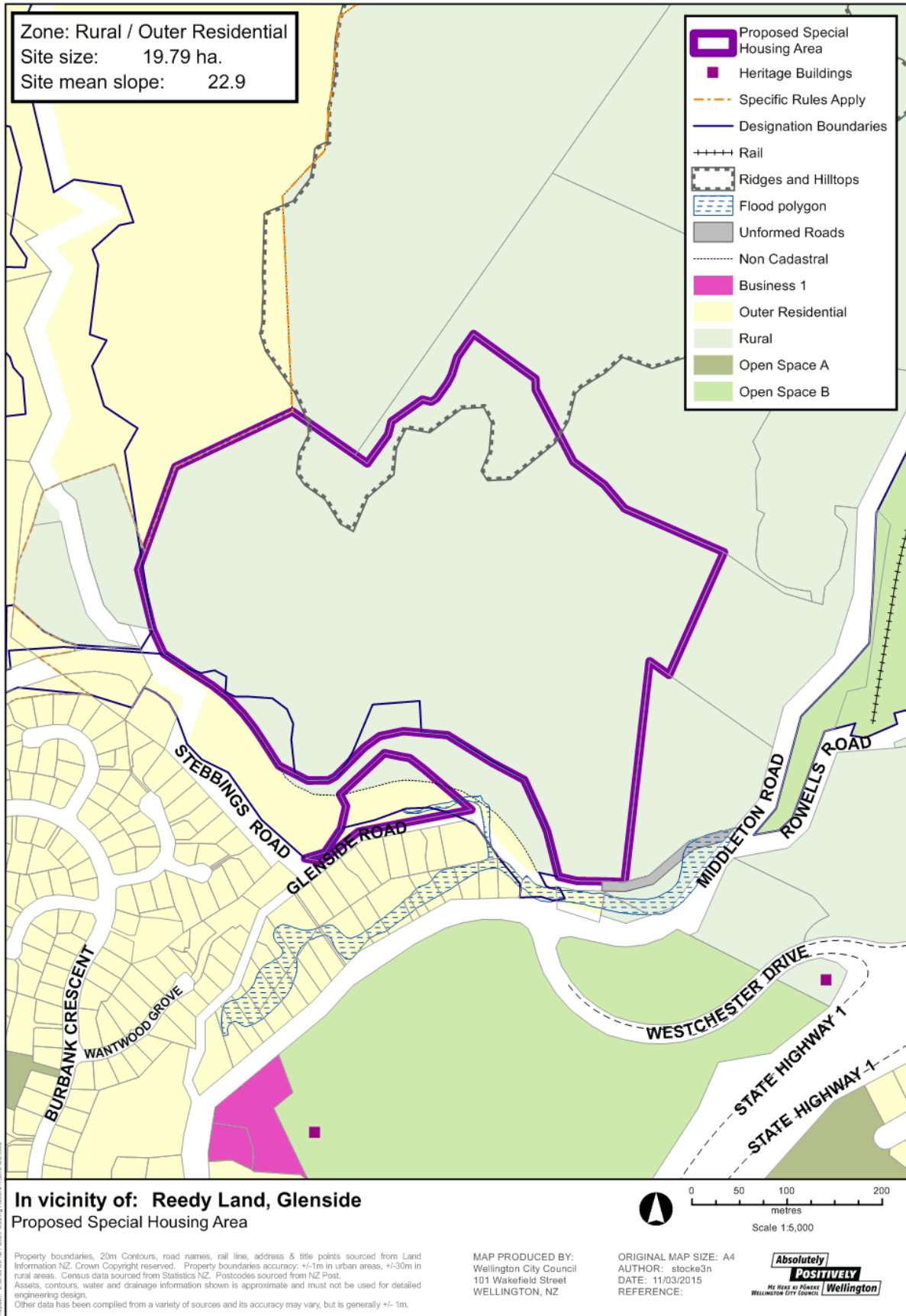
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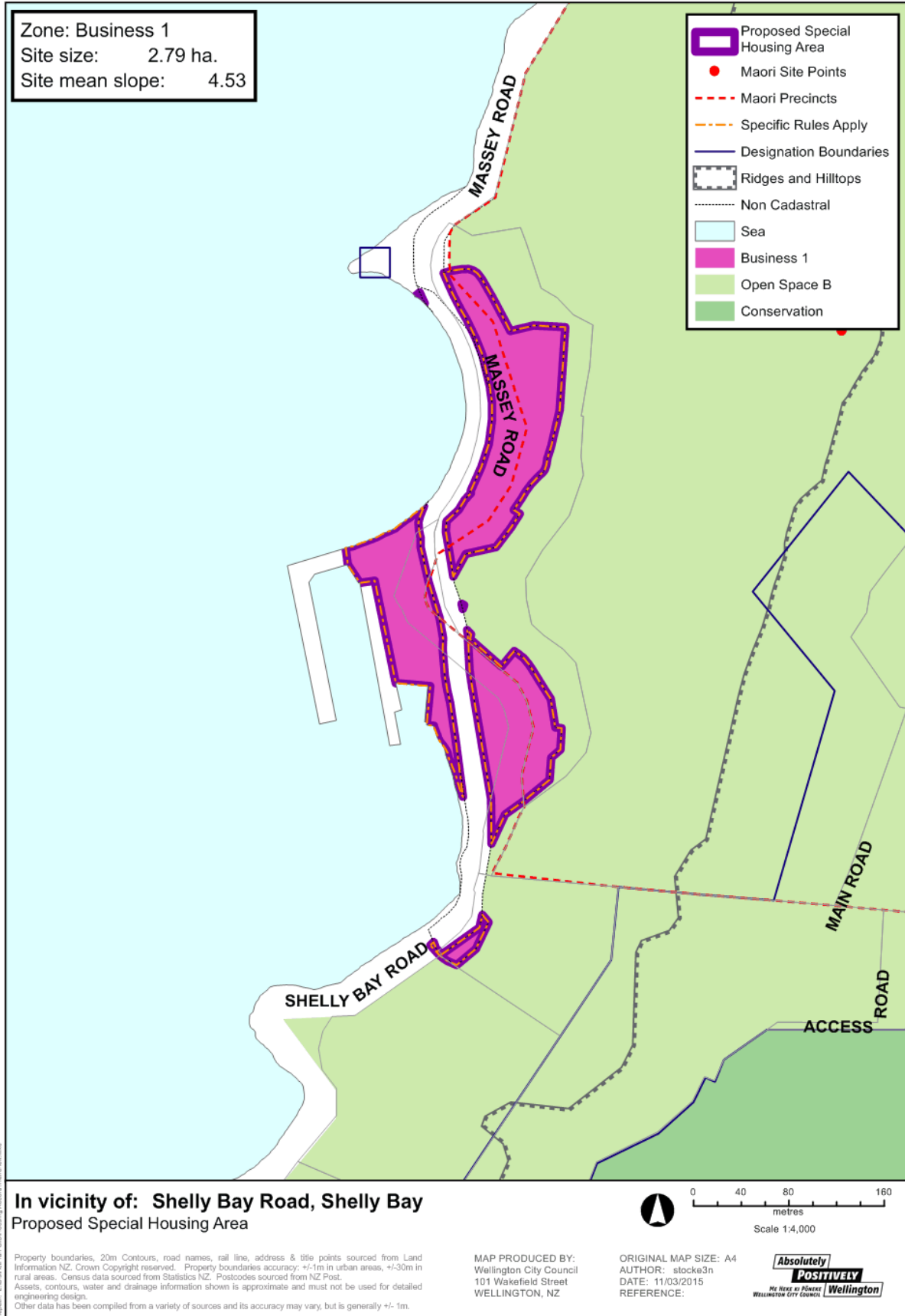


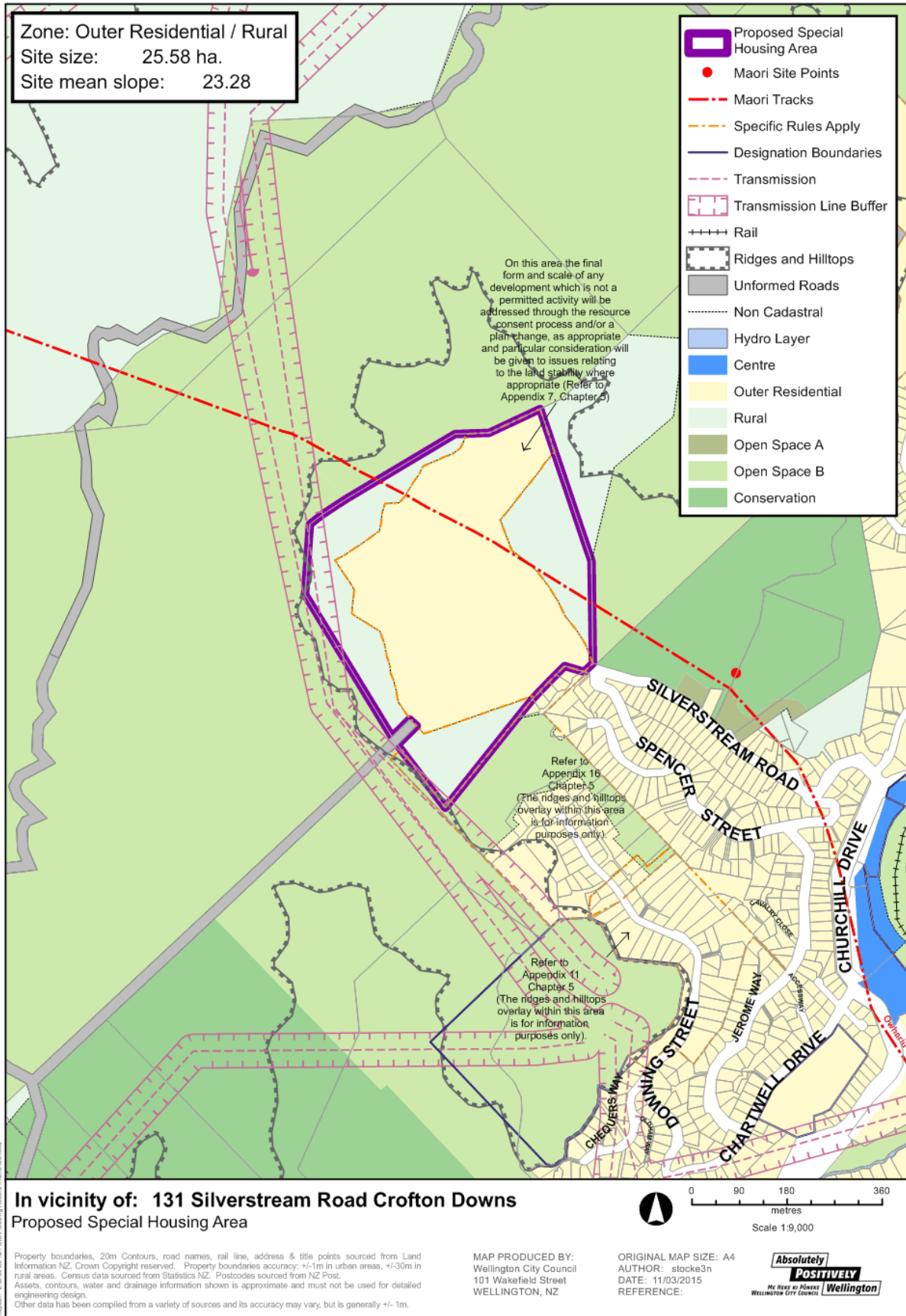
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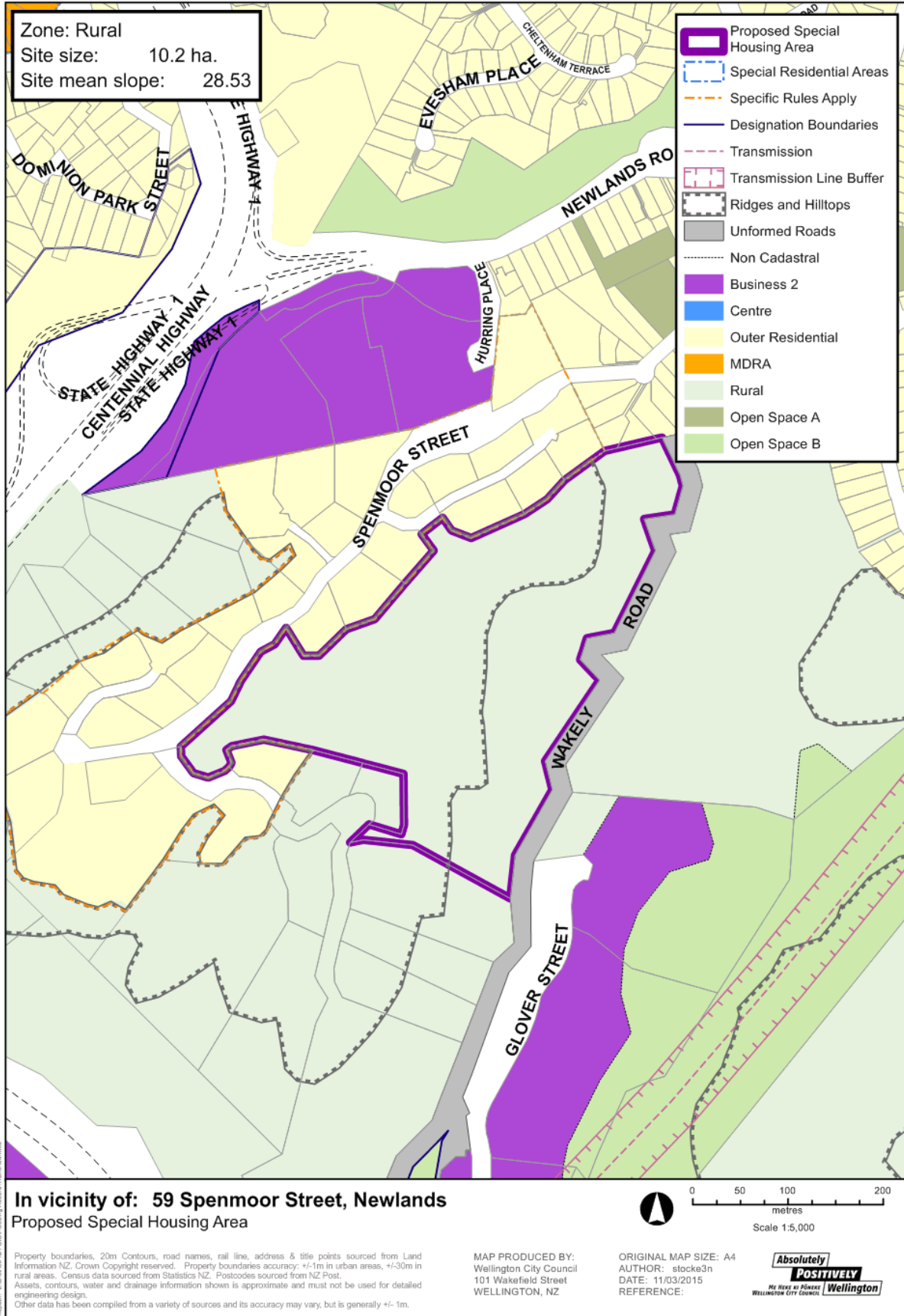


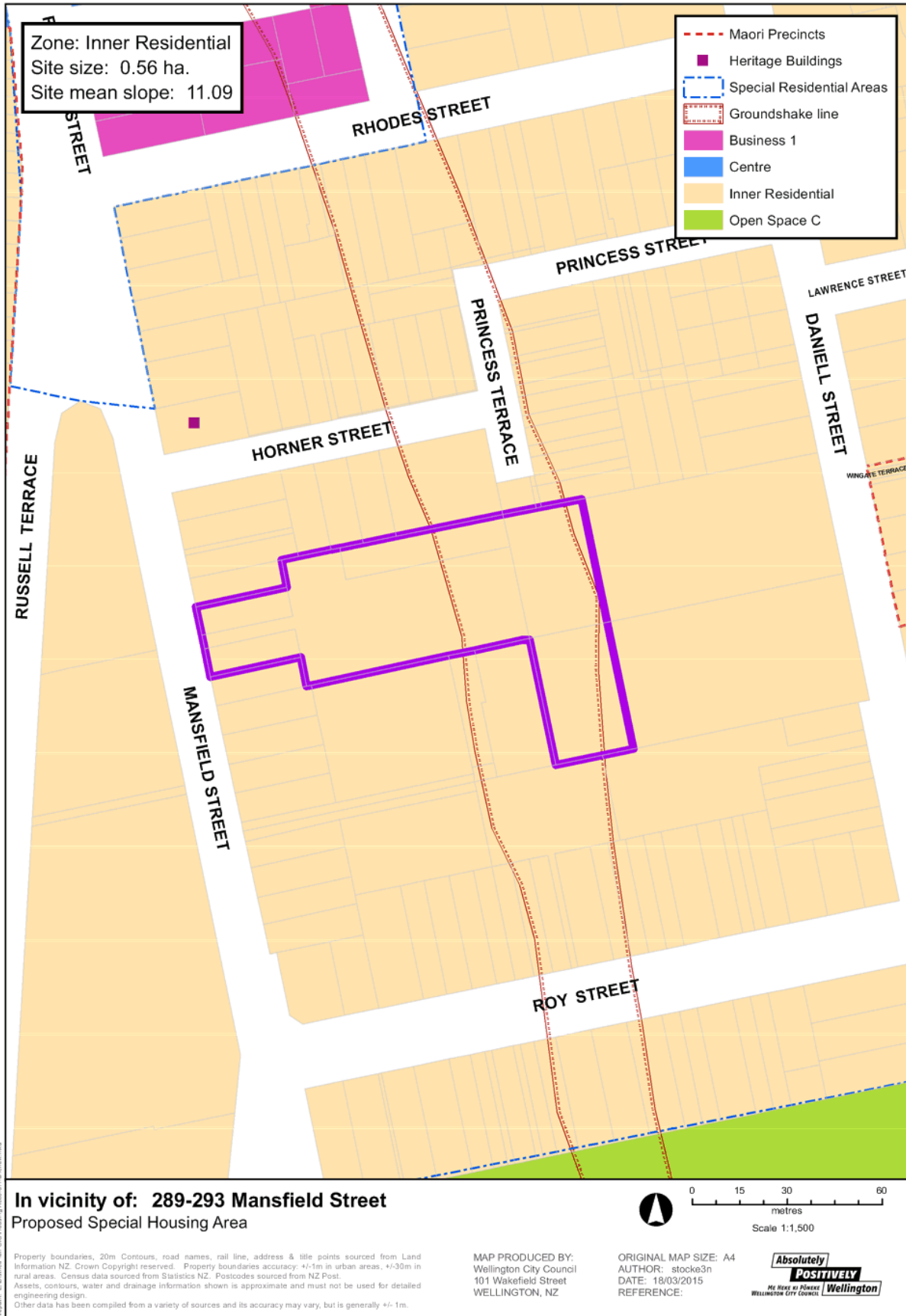
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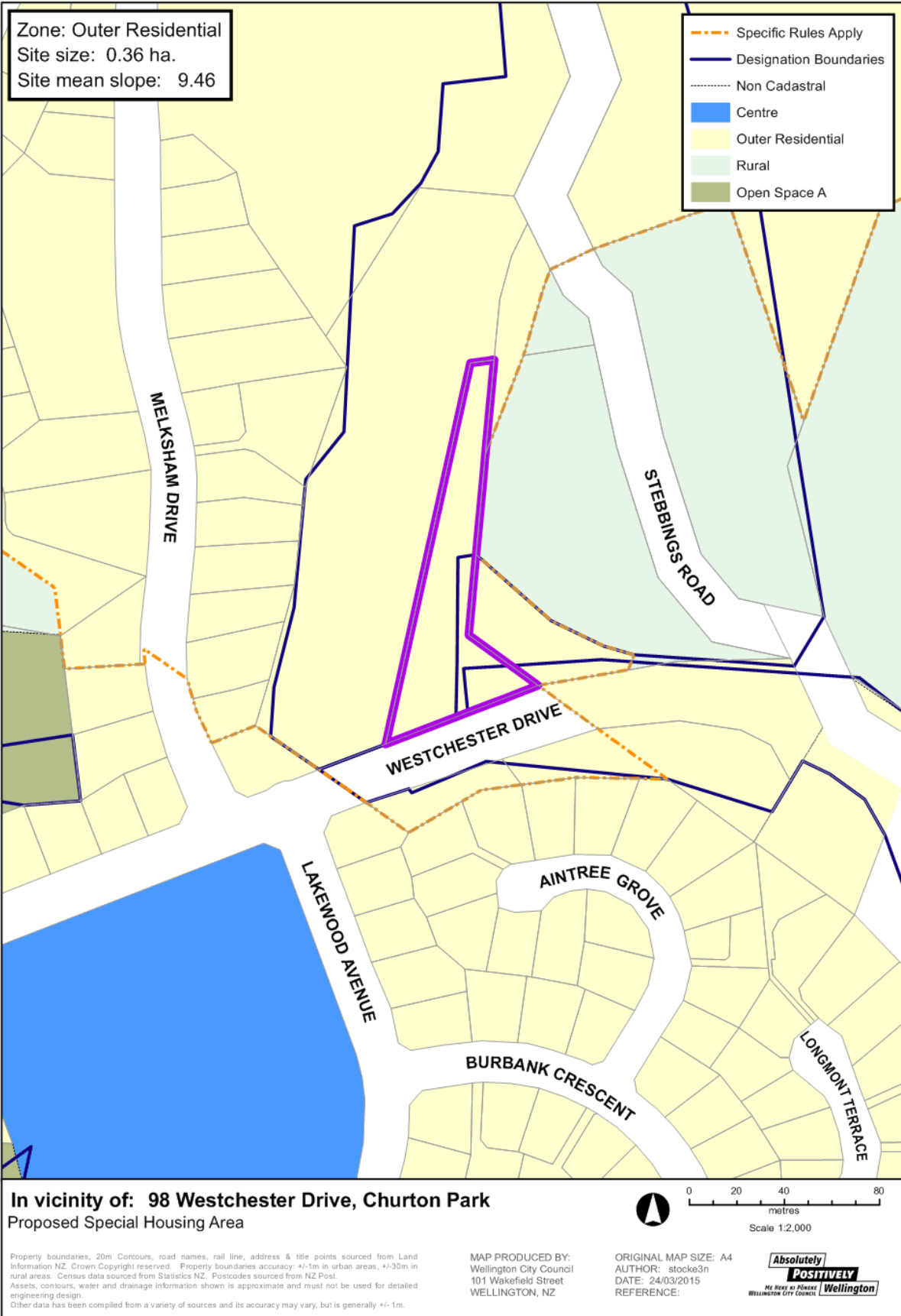


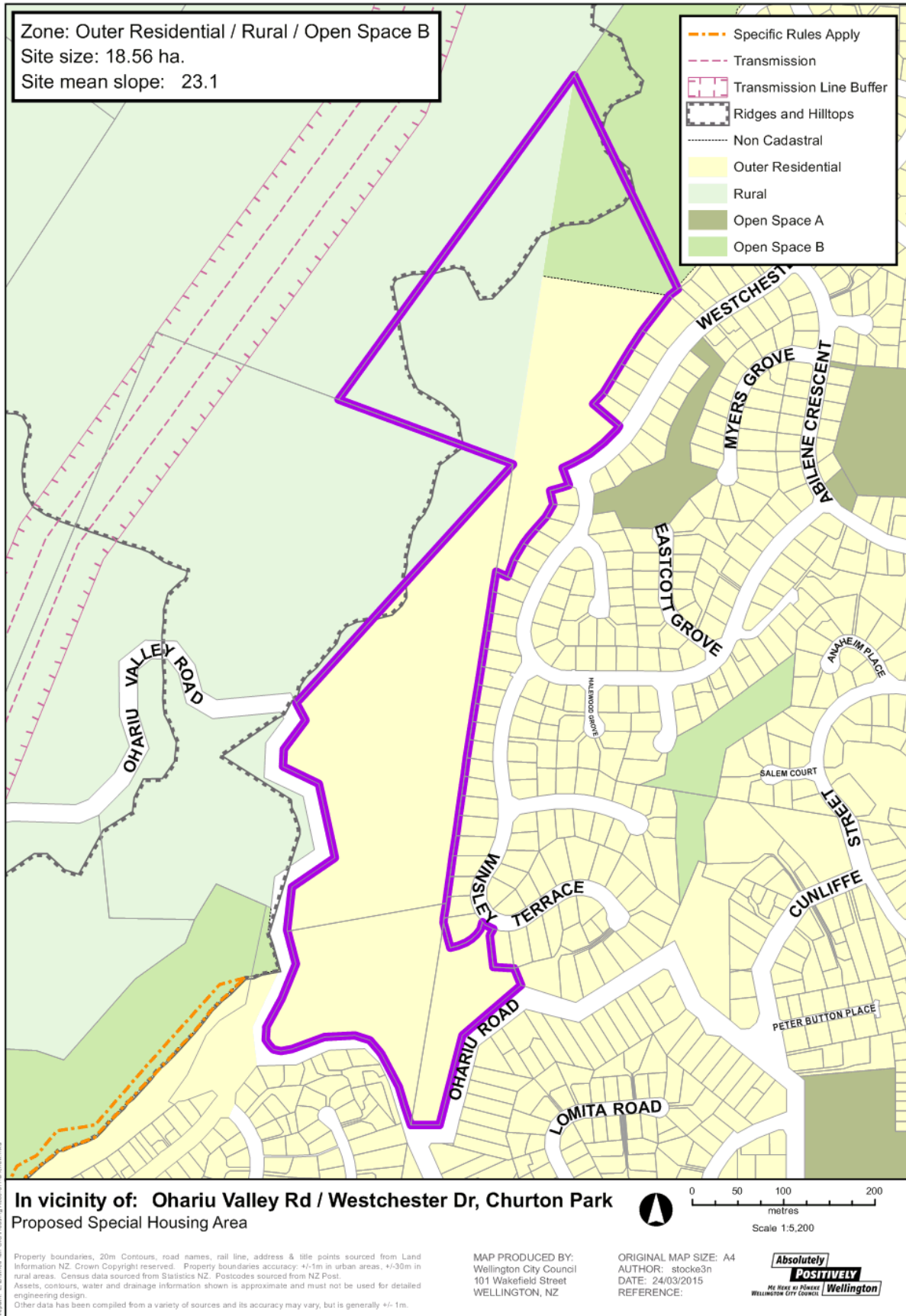
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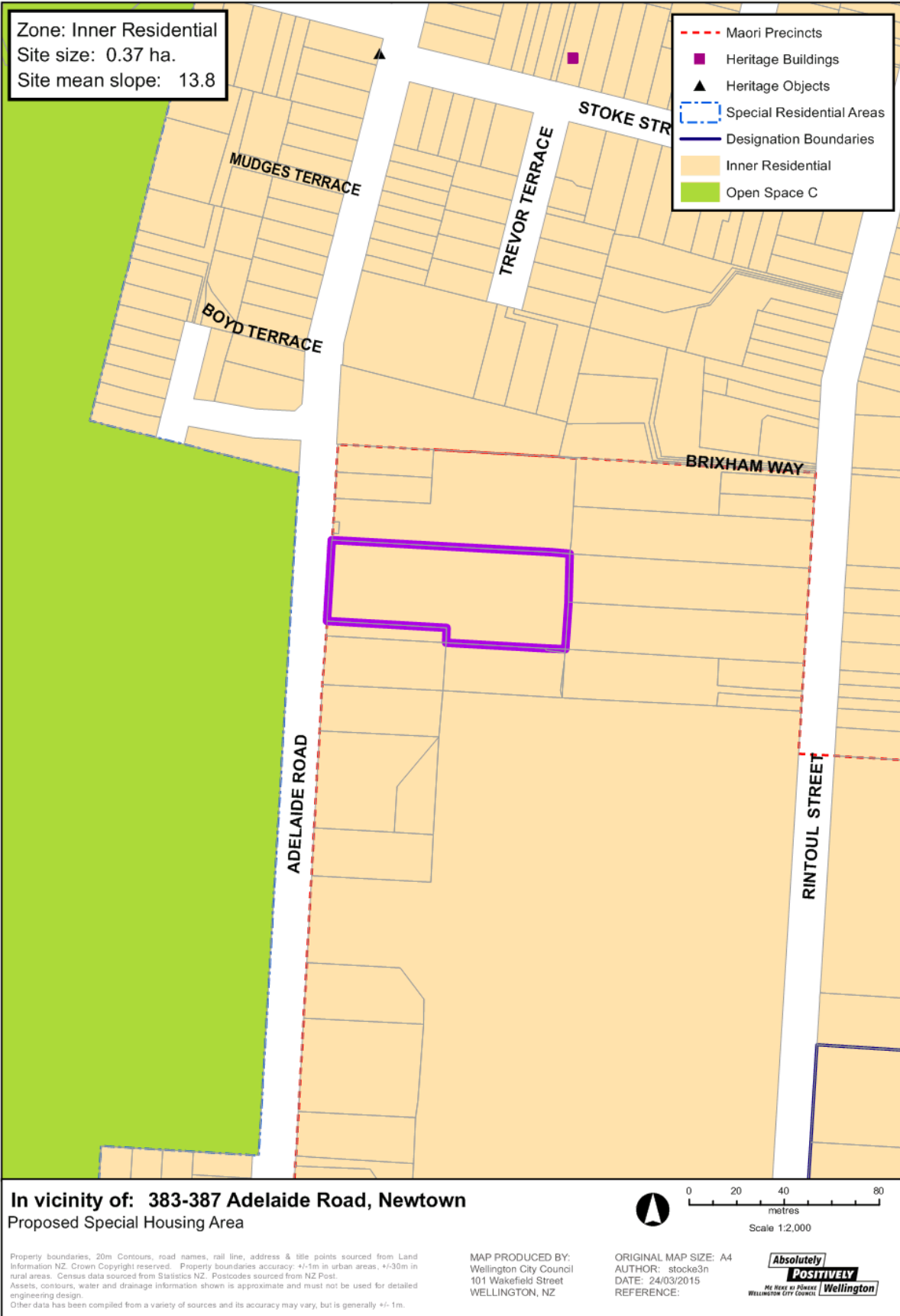


Item 3.2 Attachment 2





Item 3.2 Attachment 2



DEVELOPMENT CONTRIBUTIONS POLICY REVIEW

Purpose

1. The purpose of this report is to recommend to Council:
 - to maintain the Development Contributions Policy (updated with the 2015-25 forecasted long-term plan budgets) after reviewing options for funding growth-related capital expenditure, and
 - to consult on the draft policy alongside the 2015-25 Long-term Plan (LTP).

Summary

2. A review of the Development Contributions Policy (DC Policy) was carried out as part of the long-term plan.
3. Officers considered whether development contributions should be retained, or not, as a funding tool for Wellington City Council due to the following factors:
 - If removal of development contributions encourages further economic development in the city
 - The current DC Policy is costly to develop, implement and administer (over \$250k per annum)
 - Changes to the Local Government Act 2002 (LGA) in August 2014 has narrowed the scope in regards to services for which development contributions can apply, and recent decisions by Council to provide development contribution remissions and incentives for developers have already reduced the amount of revenue that can be collected by up to 50%
 - The LGA also introduced new reconsideration and independent objections processes, where the cost of any objections is borne by the Council and then attempted to be recovered from the objector.
4. Alternative options for funding growth-related capital expenditure were investigated and legal advice sought.
5. Based on the findings of the review, officers recommend to retain the DC Policy and to continue exploring other funding options
6. The policy has been updated to take account of Council's capital expenditure plans and growth forecasts in the 2015-25 LTP.

Recommendations

That the Council:

1. Receive the information.
2. Agree to maintain the Development Contributions Policy.
3. Agree to continue to explore alternative funding options for growth infrastructure.
4. Note the draft Development Contributions Policy has been updated for the 2015-25 LTP forecast growth related capex programmes.
5. Note the proposed changes to the development contributions charges.
6. Agree to consult on the draft Development Contributions Policy as per section 82 of Local Government Act 2002.

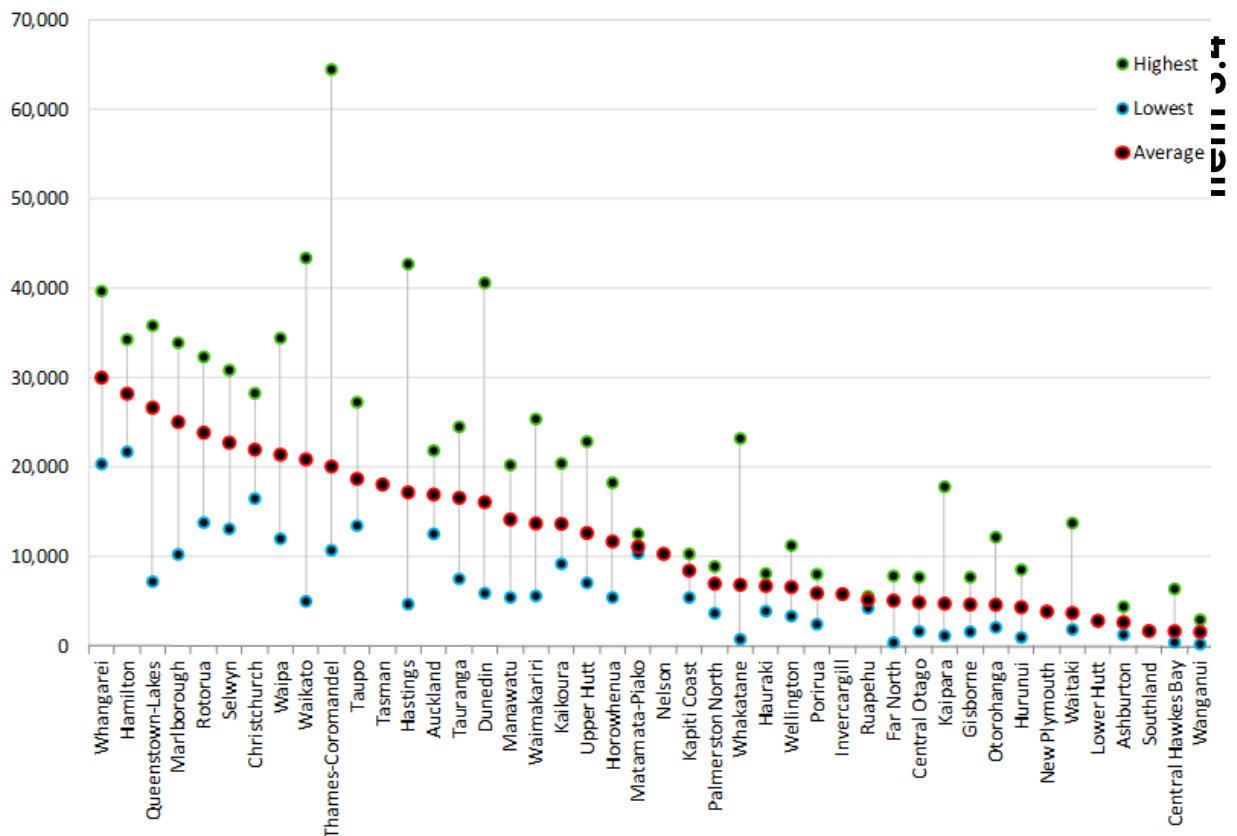
7. Note that the feedback from consultation and the final Development Contributions Policy will be presented at the Governance, Finance and Planning LTP deliberations meeting in May 2015 for decision-making.

Background

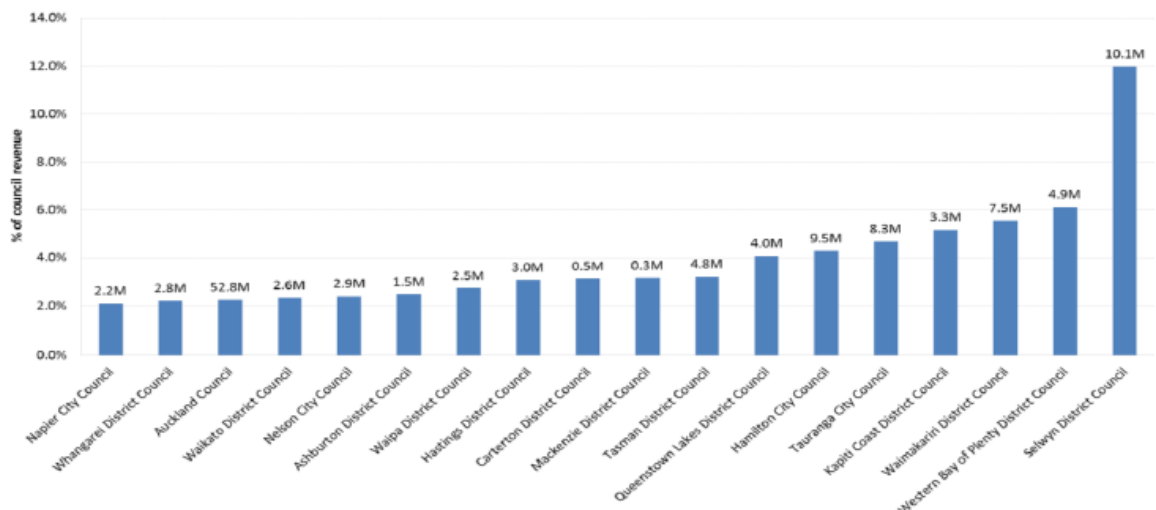
7. The DC Policy provides Council with a means of recovering the costs of some specific growth infrastructure required for new development, where development results in an increase in demand on the city's infrastructure.
8. The policy does not plan for the infrastructure. Infrastructure is planned and budgeted through asset management plans and budget decisions that are confirmed in the Long-term Plan. The DC Policy identifies, and charges for, the growth component of specific infrastructure in the areas of transport, open space/reserves, water, wastewater and stormwater.
9. The Council is required under section 106(6) of the Local Government Act 2002 (LGA) to review the DC Policy at least once every three years and consult on it as per section 82.
10. The review of the policy undertaken as part of the 2015-25 LTP was based on a two-step process:
 - Step 1: Review of development contributions as a funding tool for Council
 - Step 2: Update the policy to reflect the Long-term Plan

Development Contributions and Housing Affordability

11. In 2013, central government undertook a review of development contributions to understand any impact development contribution charges have on housing affordability through the purchase price of new vacant serviced land and new housing.
12. This resulted in legislative changes that were introduced in 2014 which narrowed the scope of what can be funded through development contributions for community infrastructure and reserves. The LGA also introduced new reconsideration and objections processes; new purpose and principles provisions; recognition and encouragement of development agreements; and additional information disclosure requirements.
13. It was the view of Wellington City Council and the Development Contributions Working Group (DCWG) that the development contributions reforms do little to promote the delivery of more affordable housing because:
 - development contributions make up only a very small portion of the costs of developing new sections and houses
 - contribution charges are unlikely to reduce substantially as the result of the reforms
 - it is unlikely that any reductions to contributions would be passed on to consumers by developers as housing is sold at the market price
14. Based on the analysis of draft development contributions policies prepared by Covec (2012) for the Department of Internal Affairs, Wellington City Council's median development contribution charges range between \$5,001 to \$10,000 and are considerably lower than other Councils (refer to Figure 1).
15. **Figure 1:** Lowest, highest and average total charge by council (\$ per EHU ex GST)



16. Additionally, Council is forecasting development contributions revenue of \$2m per annum for the 2015-25 LTP. This is approximately 1% of Council’s total revenue and significantly lower than other Councils (see graph below sourced from the Local Government Funding Review discussion paper 2015)
17. **Figure 2:** Development contributions as percentage of council revenue for selected councils 2012



Source: Local Government Financial Statistics

18. The impact of Wellington City Council’s development contributions on house prices range from 0.4% - 1.8% of the average house price of \$530,000. This shows a minimal impact when compared to other metro territorial authorities, and is significantly lower than the inflation on construction costs (40+% over the last 10 years based on the

Department of Building and Housing 'New Zealand Housing and Construction Quarterly June 2014').

19. Maintaining the DC Policy will therefore have a minimal impact on housing affordability.

Review of development contributions as a funding tool

20. The DC Policy was originally intended to fund 100% of capital expenditure for growth. Due to legislation changes and decisions by Council to provide development contribution remissions and incentives for developers, it now funds about 50%.
21. Historically we have recovered between \$2 - \$7m per annum through development contributions, and \$4-\$12m in vested asset contributions per annum.
22. The legislative changes for the funding of community infrastructure and reserves through development contributions have reduced the revenue forecast by approximately \$1m per annum.
23. In addition, remissions to incentivise development such as the 50% DC remission on green buildings have further reduced the revenue forecast by \$1m per annum.
24. There are further legislation changes anticipated for development contributions, which may or may not affect the level of contributions that can be collected.

Issues with maintaining the Development Contributions Policy

25. Issues with maintaining the policy are summarised under the following themes:

a) Impact of legislation changes

- Changes to the LGA narrowed the scope of what can be funded through development contributions, which reduced revenue forecasts.
- New reconsideration and independent objections processes were introduced which require additional resources to set up and administer.
- The cost of any objections is borne by the Council and then attempted to be recovered from the objector.
- Decisions are made by independent commissioners.
- The LGA requires capital expenditure to be categorised based on its primary purpose. This change has resulted in the reclassification of some growth related projects which are predominantly renewal to 100% renewal, reducing the growth component for which development contributions can be charged for. For example, the renewal of water pipes may include replacement with larger pipes to cater for additional capacity, but the increase in size of the pipes is now not recovered through DCs. This has only a minor impact on the contributions.

b) Impact on costs for Council and developers

- Council's costs to administer the current development contributions policy are currently in excess of \$250,000 per annum. This excludes additional costs required to set up and administer the new reconsiderations and objections process introduced by legislation, which are estimated to cost \$190,000 per annum. Further specialist resource is required to manage the operational of the policy.
- The cost of compliance for developers is high as developers often contract expensive legal assistance and consultants

26. The changes above have therefore caused the DC Policy to be a more inefficient funding mechanism than originally intended. As a result of this, we have investigated the alternative options with a view to seeking a more efficient and effective funding mechanism to recover these costs.

Discussion

Alternative funding options

27. Should the Council decide to remove development contributions budgeted, revenue would decrease by \$2 million per annum and vested assets decrease by \$4 - \$12m per annum.
28. Five options for funding growth related capital expenditure were investigated and evaluated to determine whether they were a more cost effective and customer focussed approach to fund growth infrastructure. Legal advice has been sought to determine the feasibility of the options.
29. The options reviewed include options to reduce costs to Council and options to maintain or replace funding. The options are discussed below.

Option 1: Place a moratorium on all development contribution charges, but maintain the charges for reserves and the ability to enter into private agreements with greenfield developers

30. Under this option, Council will maintain the development contributions policy but amend it to require development contributions in very limited circumstances, such as Greenfield developments.
31. As development contributions can only be collected if they can be shown to result from growth, charging for just Greenfield developments means costs can be easily assessed and charged.
32. Under this option Council will reduce development contributions income by \$2m per annum, but maintain the \$4 - \$12m vested assets received per annum from private agreements.
33. There are potentially some cost savings from maintaining a 'cut-down' policy, but this option will not eliminate the issues identified with the policy.

Option 2: Remove the Development Contributions Policy and revert to financial contributions

34. The LGA requires Council to have either a development contributions policy or a financial contributions policy. If Council opts to discontinue the Policy, it will need to retain the financial contributions policy.
35. At present the Council's approach to financial contributions is set out in the District Plan, rather than as part of the long-term plan or a standalone policy.
36. Financial contributions were established in 1991 under the Resource Management Act to fund capital expenditure where the spending is required to mitigate the environmental effects of developments. Financial contributions can be imposed as a condition of resource consent in accordance with the relevant provisions of the district plan or proposed district plan.
37. A return to wholesale use of financial contributions is not recommended due to the following reasons:
- It is potentially more litigious, expensive and time consuming to administer as charges are determined and disputes resolved through the Environment Court

- Council's financial contributions are set out in the District Plan, so a District Plan change is required to update the charges
- Charges are based on the direct effects (i.e. the on-site or localised effects) of the particular development rather than the wider cumulative effects across a catchment
- It has a narrower scope for charging - can only be charged on developments requiring resource consents and only on those that adversely affect the environment

Option 3: Rates revenue

38. If development contributions were funded through rates, contributions would currently equate to approximately 1% - 5% of total rates assessed per annum.
39. Possible rating mechanisms include:
 - a) Targeted rates
 - b) General rates or uniform annual general charges
40. The rates would be set in accordance with the Local Government (Rating) Act.

a) Targeted Rates

41. Targeting rates would involve rating specific areas for the growth-related infrastructure costs over a specific timeframe.
42. Greenfield developments for example could be targeted as they require all new infrastructure which is easier to identify and linked to the development. Most Greenfield projects are currently administered under private agreements. Greenfield developments contribute to around 20-25% of total growth-related capital expenditure. On average revenue collected on Greenfield developments over the last 4 years to 30 June 2014 was just over \$1m per annum, and vested assets of \$4 - \$12m per annum.
43. There is a risk that exempting specific types of development or charging a flat rate on selected developments may be viewed as not consistent or equitable. Also administration would be problematic in that the target rated areas would need to be set to exclude developments previously charged through DCs. The charges would also be difficult to calculate due to the ongoing incremental nature of the costs, the period over which to rate, and the calculation of the cost recovery.

b) General Rates or Uniform Annual General Charge

44. Funding growth-related infrastructure costs through general rates or a uniform annual general charge would involve rating all rateable units within Wellington to recover the required amount over a specific timeframe.
45. This option will be simpler to administer than other funding sources as residents will be charged the same rate per dollar of rateable capital value or a fixed charge per rateable property.
46. There is possible fairness and equity issues with this option, as general rates are affected by the Council's general rates differential between residential and commercial ratepayers of 2.8:1. This would shift the impost of infrastructure growth to commercial ratepayers.
47. There is also a risk that under this option, we could end up charging some developments twice for infrastructure which has already paid development contributions.

Option 4: Introduce a new subdivision charge

48. This option explores charging connection fees by subdivision (separate fees for a simple title, cross lease, unit title) to capture all residential connections, with a potential remission for private agreement Greenfield developments.
49. The charge will be based on the growth infrastructure planned for the specific catchment area, as particularly in Greenfield areas the cost of the infrastructure is directly related to the development occurring in the area.
50. A charge for commercial developments was also considered, although it was noted that at the subdivision stage, the level of development planned for the site is unknown which makes it difficult to set a fixed charge. For example, the site used for an office building would put more demand on infrastructure than a storage warehouse would.

Option 5: Introduce a larger connection charge (Wastewater, Stormwater, Water Supply)

51. Auckland Council through Watercare Services, recovers their Three Waters growth related infrastructure costs through an infrastructure growth charge which applies to all new connections to the network, and to existing properties which are redeveloped, which increase the demand on infrastructure.
52. The option to charge a similar separate connection fee for each of wastewater, stormwater, and water supply to fund growth-related infrastructure costs currently being recovered through development contributions was considered.
53. Watercare Services' ability to charge for infrastructure growth outside their Development Contributions Policy was enabled by the Auckland Transitional Provisions in the LGA.

Proposal

54. The review reaffirmed that development contributions are complex, and decisions regarding the policy and funding options will have far ranging effects on ratepayers and other aspects of Council operations, some of which need further investigation. It is officers' view that there are costs and risks associated with each of the options evaluated above, which have not yet been satisfactorily mitigated.
55. Based on the above analysis and considerations, it is proposed to retain the DC Policy (updated for the 2015-25 LTP) but continue to explore other funding options.

Update policy to reflect the 2015-25 LTP

56. In order to meet the requirements of section 106(6) of the LGA to review the DC Policy at least once every three years, the policy has been updated to:
 - Take account of the Council's asset management plans and forecast assumptions for the 2015-25 LTP
 - Provide more clarification and improve the readability of the policy
57. The table below shows the comparison between the proposed 2015/16 and 2014/15 development contribution levies:

Policy Map Zone	Draft Total Levies 2015/16		Total Levies 2014/15	
	Residential	Non-Residential	Residential	Non-Residential
A Roseneath	\$ 6,991	\$ 6,387	\$ 6,438	\$ 5,588
B Karori	\$ 6,703	\$ 6,099	\$ 7,053	\$ 6,204
C Beacon Hill	\$ 3,724	\$ 3,120	\$ 4,078	\$ 3,229
D Brooklyn -Frobisher	\$ 5,298	\$ 4,694	\$ 5,234	\$ 4,385
E Kelburn	\$ 3,724	\$ 3,120	\$ 4,078	\$ 3,229
F Johnsonville-Onslow	\$ 5,307	\$ 4,703	\$ 5,271	\$ 4,422
G Ngaio	\$ 3,724	\$ 3,120	\$ 4,928	\$ 4,079
H Maldive	\$ 3,724	\$ 3,120	\$ 4,078	\$ 3,229
I Churton-Stebbing	\$ 9,930	\$ 9,326	\$ 9,257	\$ 8,407
J Grenada-Lincolnshire	\$ 10,944	\$ 10,045	\$ 8,703	\$ 7,558
K Maupuia	\$ 3,724	\$ 3,120	\$ 4,078	\$ 3,229
L Newlands	\$ 3,261	\$ 2,657	\$ 4,467	\$ 3,617
M Melrose	\$ 6,754	\$ 6,150	\$ 7,329	\$ 6,480
N Central & Coastal	\$ 4,722	\$ 4,118	\$ 4,951	\$ 4,102
O Tawa	\$ 3,261	\$ 2,657	\$ 3,616	\$ 2,766
P Wadestown	\$ 5,748	\$ 5,145	\$ 5,948	\$ 5,099
Rural ***	\$ 1,916	\$ 1,312	\$ 1,940	\$ 1,090
Q Inner city Residential	\$ 6,137	N/A	\$ 6,829	N/A
Q Inner city Non-Residential	N/A	\$ 4,118	N/A	\$ 4,102
R Johnsonville Town Centre	\$ 7,510	\$ 6,906	\$ 7,379	\$ 6,530
S Adelaide Road	\$ 8,578	\$ 7,974	\$ 8,807	\$ 7,958
T Pipitea Precinct - Residential	\$ 8,604	N/A	\$ 9,473	N/A
T Pipitea Precinct - Non Residential	N/A	\$ 4,118	N/A	\$ 6,746

58. The key drivers for change in the proposed development contribution charges are:
- Changes to population numbers and forecasts (Forecast ID)
 - Changes to planned capital expenditure work programmes such as timing and scope of works, and the capacity being created
 - Changes to inflationary forecasts which affect budgeted capex spend (BERL)
59. Other changes to the policy include:
- Amendment to the criteria under '2.6.5 Green Building Remissions', to enable remission applications within 12 months of registering for green star certified rating with the New Zealand Green Building Council (NZGBC). This is for practicality purposes and discussed with the NZGBC.
 - The average space per office worker assumption has been revised from 21m² to 16m² per person, in line with the Government Property Management Centre of Expertise 'Workplace Standards and Guidelines for Office Space July 2014' report, and consistency with modern workplace practice.

-
60. The draft Development Contributions Policy will be consulted on as per section 82 of the Local Government Act 2002.
61. The feedback from consultation and the final Development Contributions Policy will be presented at the Governance, Finance and Planning LTP deliberations meeting in May 2015 for decision-making.

Attachments

Attachment 1. Draft Development Contributions Policy

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Authors	Su Mon, Principal Analyst Funding & Financial Strategy Martin Read, Manager Financial Strategy and Planning
Authoriser	Andy Matthews, Chief Financial Officer

SUPPORTING INFORMATION

Consultation and Engagement

Subject to approval by Council, the draft Development Contributions Policy will be consulted on with the community alongside the 2015-25 Long-term Plan consultation.

Treaty of Waitangi considerations

Targeted consultation will be undertaken with Iwi using existing relationship channels.

Financial implications

This report discusses the Development Contributions Policy considerations and proposed charges for the 2015-25 Long-term Plan. This underpins the development contribution revenue forecasts in the LTP and therefore decisions made on this Policy will impact on our income and debt forecasts.

Policy and legislative implications

This report meets all statutory requirements under the Local Government Act 2002, and is consistent with Council policy. The draft Development Contributions Policy will be consulted upon alongside the 2015-25 Long-term Plan consultation.

Risks / legal

This report meets all statutory requirements under the Local Government Act 2002. Legal advice has been obtained for funding options discussed in this report.

Climate Change impact and considerations

Implications for climate change have been considered in relation to the 2015-25 LTP, and therefore funding implications as related to the financial and funding policies.

Communications Plan

Communication will be undertaken in accordance with s82 of the Local Government Act 2002.

DRAFT DEVELOPMENT CONTRIBUTIONS POLICY:

2015-16

Wellington City Council



Wellington City Council – 2015/16 Draft Development Contributions Policy

Draft Development Contributions Policy

Wellington City Council

Effective 1 July 2015

Wellington City Council – 2015/16 Draft Development Contributions Policy

This policy will be amended from time to time by the Council. You should check you have the latest version.

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1 Introduction

1.1 What are development contributions?

- 1.1.1 A development contributions policy provides the Council with a method to obtain contributions to fund infrastructure required as a result of growth.
- 1.1.2 Development contributions may be required in relation to developments if the effect of the developments is to require new or additional assets of increased capacity and as a consequence the Council incurs capital expenditure to provide appropriately for network infrastructure or reserves. In addition the Council may require development contributions to pay, in full or in part, for capital expenditure already incurred by the Council in anticipation of development.

1.2 Application of development contributions

- 1.2.1 This Development Contributions Policy (Policy) provides for the Council to impose development contributions to fund growth related capital expenditure on:
- Network infrastructure, (ie water supply, wastewater, stormwater, transport and roading)
 - Reserves.
- 1.2.2 The Council will not require development contributions where:
- It has imposed a condition on a resource consent in relation to the same development for the same purpose under section 108(2)(a) of the Resource Management Act 1991; or
 - The developer will fund or otherwise provide for the same local network infrastructure or reserve in agreement with the Council (and citywide fees will still apply); or
 - The Council has received, or will receive, funding from a third party.

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1.3 Relationship with financial contributions in the District Plan

- 1.3.1 This Policy is distinct from and in addition to the provisions in the District Plan that provide the Council with discretion to require financial contributions under the Resource Management Act 1991.
- 1.3.2 The Council will use this Policy where a development contribution is payable for a particular purpose within a catchment and for all citywide contributions.
- 1.3.3 However, where a development results in the Council incurring capital expenditure that is not covered by this policy, the Council may impose a financial contribution as a condition of resource consent under section 3.4.5 of the District Plan which states that:

“Where a proposed development creates the need for increased capacity or upgrades to infrastructure at the point of connection (in terms of traffic, stormwater, sewers, or water) the Council may require a payment towards the cost of necessary works. The Council will set a payment on the basis of what is believed to be a fair and appropriate proportion of the costs that should be borne by the developer (up to 100%)”.

- 1.3.4 The Council will also continue to impose financial contributions on any development to which this Policy does not apply. (See section 7.3 for a summary of the District Plan financial contributions).

1.4 Effective date

- 1.4.1 The Council first adopted a Development Contributions Policy on 28 June 2005. Amendments to the policy were approved on 28 June 2006, 27 June 2007, 29 June 2009, 11 June 2013, 15 April 2014, 7 May 2014, and 27 August 2014. The draft policy is proposed to be effective from 1 July 2015.
- 1.4.2 Any application for resource consent, building consent or service connection received by the Council on or after 1 July 2005 is required to pay the development contribution payable under this Policy, or its subsequent amendments. This requirement is subject to the exception in paragraph 4.3.
- 1.4.3 For more information on the effective date, transitional provisions, and what to do if amendments are made to a proposal for which resource consent was applied for before 1 July 2005, see section 4.

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1.5 How to find your way around this Policy

1.5.1 This Policy is in two parts:

Part 1: The Operational Policy

This sets out what development contributions are payable, when they are assessed, and when they need to be paid etc (see sections 2 to 6).

Part 2: The Substantive Policy

This sets out the legislative framework, the process followed by the Council, the methodology followed to make the decision to use development contributions to fund growth related capital expenditure and the relevant capital expenditure figures (see sections 7 to 12).

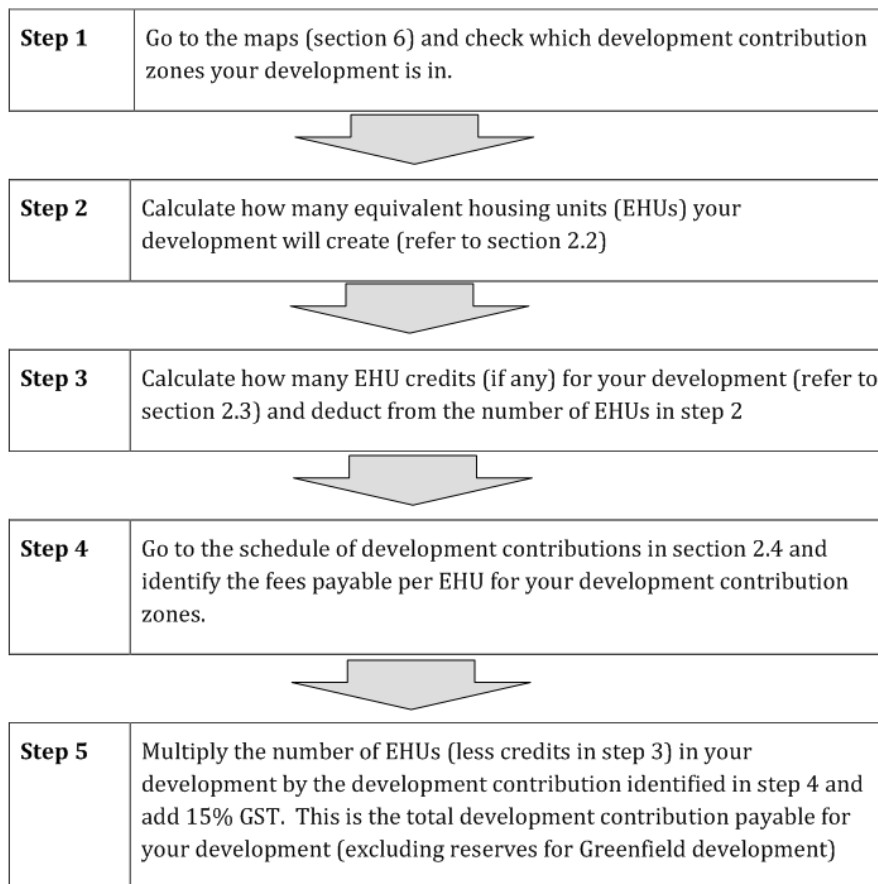
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PART 1: OPERATIONAL POLICY

2 Application of this Policy

How to calculate your development contribution

2.1 Step by step process



Note: Contact the Council to determine the reserves payable for Greenfield development.

2.2 How to calculate the number of EHUs

- 2.2.1 Development contributions are payable for the number of EHUs created by each development. EHUs are applied as follows:

Type of development:	EHU assessment based on:
Residential development	1 EHU per household unit 0.7 EHU per one-bedroom household unit
Fee simple subdivision	1 EHU per allotment
Non-residential development	1 EHU for every 42m ² of gross floor area (gfa)

2.3 EHU credits for existing development

- 2.3.1 In some cases, credits may be used to reduce the development contribution payable. Credits will be expressed in EHUs. Credits will not be refunded, and can only be used for developments on the same site and for the same activity in respect of which they were granted. Credits cannot be used to reduce the number of units of demand to less than zero.
- 2.3.2 A credit is given for the number of EHUs assessed for the development or use existing at the time the application is assessed for the development contribution payable, to recognise situations where existing structures on the site or uses on the site mean that the development being assessed will not contribute to growth to the extent that the assessed number of units of demand implies.
- 2.3.3 Any self-assessment or special assessment under section 2.5.5 must include a determination of any credits for the development. In other cases the Council will, at the same time as any assessment of development contributions is made, calculate any credits for the development by applying the same criteria for ordinary EHUs under this Policy.

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2.3.4 Examples where credits will arise are:

Type of existing original development:	Nature of credit:
Infill residential fee simple subdivision of existing allotment into 3 fee simple allotments	<ul style="list-style-type: none"> ▪ 1 EHU credit for the original allotment - development contributions payable on 2 EHUs
Residential development of a CBD site with an existing 420m ² gfa commercial building into 100 unit title apartments	<ul style="list-style-type: none"> ▪ 10 EHU credit (ie 420m² / 42m² gfa) unless an assessment is undertaken
Additional bedroom added to a one-bedroom household unit	<ul style="list-style-type: none"> ▪ 0.7 EHU credit – development contribution payable on 0.3 EHU
Additional household unit on an existing allotment with one existing house (with or without subdivision)	<ul style="list-style-type: none"> ▪ 1 EHU credit for the existing household unit - development contribution payable for the additional household unit
Development of four fee simple lots in the Northern Growth area for a 10,000m ² gfa commercial storage facility	<ul style="list-style-type: none"> ▪ 4 EHU credits for the existing allotments – development contributions payable for the balance of the facility (10,000 / 42 m² gfa)

2.4 Schedule of development contributions

2.4.1 The schedule of development contributions refers to areas A to P (general catchment zones) and Q to T (specific inner city parks and reserves and roading catchments zones that are additional to the general zones). These refer to geographically defined development contribution areas. Maps of the different development contributions catchment zones are shown in section 6.

2.4.2 All fees in the schedule are GST exclusive.

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Policy Map Zone	City Wide (\$ per EHU) *		Catchment Specific Infrastructure (\$ per EHU)				Draft Total Levies 2015/16	
	Residential	Non-Residential	Water Supply	Waste Water	Transport	Reserves	Residential	Non-Residential
	*	*				**		
A Roseneath	\$ 2,539	\$ 1,935	\$ 3,267	\$ 1,185	\$ -	\$ -	\$ 6,991	\$ 6,387
B Karori	\$ 2,539	\$ 1,935	\$ 1,724	\$ 2,440	\$ -	\$ -	\$ 6,703	\$ 6,099
C Beacon Hill	\$ 2,539	\$ 1,935	\$ -	\$ 1,185	\$ -	\$ -	\$ 3,724	\$ 3,120
D Brooklyn -Frobisher	\$ 2,539	\$ 1,935	\$ 1,575	\$ 1,185	\$ -	\$ -	\$ 5,298	\$ 4,694
E Kelburn	\$ 2,539	\$ 1,935	\$ -	\$ 1,185	\$ -	\$ -	\$ 3,724	\$ 3,120
F Johnsonville-Onslow	\$ 2,539	\$ 1,935	\$ 1,583	\$ 1,185	\$ -	\$ -	\$ 5,307	\$ 4,703
G Ngaio	\$ 2,539	\$ 1,935	\$ -	\$ 1,185	\$ -	\$ -	\$ 3,724	\$ 3,120
H Maldive	\$ 2,539	\$ 1,935	\$ -	\$ 1,185	\$ -	\$ -	\$ 3,724	\$ 3,120
I Churton-Stebbing	\$ 2,202	\$ 1,598	\$ 2,939	\$ 722	\$ 4,067	\$ -	\$ 9,930	\$ 9,326
J Grenada-Lincolnshire	\$ 2,202	\$ 1,598	\$ 4,082	\$ 722	\$ 3,643	\$ 295	\$ 10,944	\$ 10,045
K Maupuia	\$ 2,539	\$ 1,935	\$ -	\$ 1,185	\$ -	\$ -	\$ 3,724	\$ 3,120
L Newlands	\$ 2,539	\$ 1,935	\$ -	\$ 722	\$ -	\$ -	\$ 3,261	\$ 2,657
M Melrose	\$ 2,539	\$ 1,935	\$ 1,775	\$ 2,440	\$ -	\$ -	\$ 6,754	\$ 6,150
N Central & Coastal	\$ 2,539	\$ 1,935	\$ 998	\$ 1,185	\$ -	\$ -	\$ 4,722	\$ 4,118
O Tawa	\$ 2,539	\$ 1,935	\$ -	\$ 722	\$ -	\$ -	\$ 3,261	\$ 2,657
P Wadestown	\$ 2,539	\$ 1,935	\$ 2,487	\$ 722	\$ -	\$ -	\$ 5,748	\$ 5,145
Rural ***	\$ 1,916	\$ 1,312	\$ -	\$ -	\$ -	\$ -	\$ 1,916	\$ 1,312
Q Inner city Residential	\$ 2,539	N/A	\$ 998	\$ 1,185	\$ -	\$ 1,415	\$ 6,137	N/A
Q Inner city Non-Residential	N/A	\$ 1,935	\$ 998	\$ 1,185	\$ -	\$ -	N/A	\$ 4,118
R Johnsonville Town Centre	\$ 2,539	\$ 1,935	\$ 1,583	\$ 1,185	\$ 2,203	\$ -	\$ 7,510	\$ 6,906
S Adelaide Road	\$ 2,539	\$ 1,935	\$ 998	\$ 1,185	\$ 3,856	\$ -	\$ 8,578	\$ 7,974
T Pipitea Precinct - Residential	\$ 2,539	N/A	\$ 998	\$ 1,185	\$ 2,467	\$ 1,415	\$ 8,604	N/A
T Pipitea Precinct - Non Residential	N/A	\$ 1,935	\$ 998	\$ 1,185	\$ -	\$ -	N/A	\$ 4,118

Components Residential of City-Wide Contributions above

Reserves	604
Transport	1,312
Storm Water	165
Waste Water	121
Water Supply	337
Total	2,539

Components Non-Residential of City-Wide Contributions above

Reserves	-
Transport	1,312
Storm Water	165
Waste Water	121
Water Supply	337
Total	1,935

The stormwater component of the citywide fee (\$165 per EHU) is only applicable to the greatest number of EHUs on any floor in non-residential or multi-unit residential developments. For example, a three storey residential development with three two bedroom units on each floor would be liable for \$495 for stormwater.

* See paragraph 12.2.11 and Appendix B6.1.2 – B6.1.5 for the development contribution for reserves for any Greenfield development.

** Excluding Greenfield development.

Wellington City Council – 2015/16 Draft Development Contributions Policy

***Only citywide traffic and roading and reserves are payable. Water, stormwater and wastewater contributions will also apply to rural developments where it is practicable to connect to those services.

2.5 Additional information on assessing the development contribution payable

When the Council will not require a development contribution

2.5.1 Under the Local Government Act the Council is unable to require a development contribution for a reserve, network infrastructure or community infrastructure if, and to the extent that:

- It has, under section 108(2)(a) of the Resource Management Act 1991, imposed a condition on a resource consent in relation to the same development for the same purpose; or
- The developer will fund or otherwise provide for the same local reserve, network infrastructure or community infrastructure in agreement with the Council (and citywide fees will still apply); or
- The Council has received or will receive funding from a third party.

Development where there is no practical connection

2.5.2 For developments where there is no practical connection to water supply or wastewater reticulation systems, the Council will reduce the amount of the contribution payable by the relevant fee (or fees) payable in that catchment as follows:

- Water – citywide and catchment
- Wastewater – citywide and catchment

2.5.3 If a development is subsequently connected to the water and/or wastewater reticulation systems, the following will be payable prior to the connection:

- The applicable additional citywide contribution; and
- The relevant catchment area development contribution.

New connections

2.5.4 Where an existing development that was not connected to the city water or wastewater network as at 1 July 2005 subsequently does connect, the development contribution that apply to the relevant water supply or wastewater catchment must be paid prior to the service being connected.

Assessment for non-residential development

- 2.5.5 The non-residential unit of demand (42m² gfa per EHU) may be departed from in the following circumstances:

Self-assessment

- 2.5.5.1 An applicant may apply for a self-assessment of the number of EHUs payable for a particular development as follows:

- (a) Application must be made in writing before any development contributions payment in respect of the development becomes due.
- (b) The assessment must relate to all matters for which development contributions are payable under this Policy.
- (c) The onus is on the applicant to prove (on the balance of probabilities) that the actual increased demand created by the development is different from that assessed by applying the non-residential unit of demand in paragraph 2.2.1. Actual increased demand means the demand created by the most intensive non-residential use(s) likely to become established in the development within 10 years from the date of application.
- (d) The Council may determine an application made under this section at its discretion. In doing so the Council must take into account everything presented to it by way of the written application, and may take into account any other matter(s) it considers relevant.
- (e) Council may recover the actual and reasonable costs of determining the application at the hourly rates applicable to the relevant staff member within Council's User Fees and Charges.

Special assessment

- 2.5.5.2 If the Council believes on reasonable grounds that the increased demand for any matter assessed for a particular development by applying the non-residential unit of demand in paragraph 2.2.1 is less than the actual increased demand created by the development, it may require a special assessment to determine the number of EHUs as follows:

- (a) A special assessment must be initiated before any development contributions payment in respect of the development becomes due.
- (b) The assessment must relate to all matters for which development contributions are payable under this Policy.

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- (c) The Council may request information from the applicant to establish the actual increased demand.
- (d) The Council must bear its own costs.
- (e) Everything the Council intends to take into account when making a special assessment must be provided to the applicant for a written reply at least 14 days before the assessment is determined.
- (f) The Council may determine a special assessment made under this part at its discretion. In doing so the Council must take into account everything presented to it by way of a written reply, and may take into account any other matter(s) it considers relevant.

Assessment guidelines

2.5.5.3 Without limiting the Council's discretion, when determining an application for either a self-assessment or a special assessment initiated by Council, the Council will be guided by the following:

Infrastructure Type	Usage Measure per EHU
Water supply	780 litres per day excluding storage
Wastewater	390 litres per day
Stormwater	Runoff co-efficient not exceeding 0.7
Traffic and roading	10 private vehicle trips per day
Reserves	600m ² of allotment area

Private development agreements

- 2.5.6 The Council may enter into a private agreement with a developer. The agreement must clearly record why an agreement is being used, record the basis of the cost sharing when the infrastructure will be provided and, in particular, whether there is any variation from the principles in the Council's policy.
- 2.5.7 Any proposal as part of a private agreement that a new development should pay less than 100 percent of applicable development contributions will be dealt with as if it were an application for remission under this Policy.

2.6 Remission and postponement

2.6.1 The Council may postpone payment or grant a remission on development contributions at its complete discretion.

2.6.2 Applications made under this part will be considered on their own merits and any previous decisions of the Council will not be regarded as creating precedent or expectations.

2.6.3 An application for remission must be made before any development contributions payment is due to the Council. The Council will not allow remissions retrospectively.

2.6.4 An application must be made in writing and set out the reasons for the request

2.6.5 Green Building Remission

To encourage economic development and recognise the strategic importance of green star rated buildings a standard remission equating to 50% of the total standard assessed levy can be applied for developments that meet the criteria outlined below.

Conditions and criteria for 50% remission to standard assessment of development contributions levies.

A remission of the standard development contributions levy calculated may apply under the following conditions and criteria:

- If the building is a commercial or mixed development of greater than 10 equivalent household units it must have received a 5 Star Green Star Certified Rating or equivalent or higher.
- Remission application timeframes:
 - a) For Green Star Certified Rating, the remission must be applied for within 12 months of registration for certification with the New Zealand Green Building Council, or
 - b) For equivalent rating, the remission must be applied for within 12 months of the Development Contributions being assessed by Wellington City Council
- The remission will only apply to the standard DC assessment (hereinafter referred to as “the levy”) made on the property.
- The remission will not be available retrospectively once the Council has invoiced the Development Contributions levy.

The granting of green building remissions is delegated to the Chief Executive Officer.

2.6.6 Other remissions - the Council will only consider exercising its discretion in exceptional circumstances.

Other remissions will only be granted by resolution of the Council (or a Committee or Subcommittee acting under delegated authority).

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2.7 Reconsideration of a development contribution

- 2.7.1 In accordance with section 199A of the Local Government Act 2002, a person may request that the Council reconsiders the requirement of a development contribution if that person has grounds to believe that:
- The development contribution was incorrectly calculated or assessed under the Council's Development Contributions Policy; or
 - The Council incorrectly applied its Development Contributions Policy; or
 - The information used to assess the person's development against the Development Contributions Policy, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.
- 2.7.2 A request for consideration must be made within 10 working days after the date on which the applicant receives notice from the Council of the level of development contribution required.
- 2.7.3 An application for reconsideration must be made in writing and include supporting information and addressed to:
- Manager City Planning and Design
Wellington City Council
PO Box 2199
Wellington
- 2.7.4 All requests for reconsiderations will be considered in the first instance by the Wellington City Council Development Contributions Advisor (DC Advisor). If the DC Advisor agrees that an error was made or the policy was applied incorrectly, then a recalculation of the development contribution notice will be issued. If the DC Advisor confirms the original assessment then they shall give written notice of this decision to the applicant.
- 2.7.5 If the applicant objects to the decision of the DC advisor, then they may request that the decision is considered by the Wellington City Council's Regulatory Processes Committee for a final decision.
- 2.7.6 The Council will within 15 working days after the date on which it received all required relevant information relating to the request, give written notice of the outcome of its consideration to the person who made the request.

2.8 Objections to a development contribution

- 2.8.1 In accordance with section 199C of the Local Government Act 2002, a person may lodge an objection to the development contribution requirement on the grounds that Council has:
- a) failed to properly take into account features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development contribution on requirements for community facilities; or
 - b) required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or
 - c) required a development contribution in breach of section 200 of the Local Government Act 2002; or
 - d) incorrectly applied its development contributions policy to the development
- 2.8.2 The right of objection does not apply to challenges to the content of the development contributions policy.
- 2.8.3 The decision of any development contributions objection is to be made by a development contribution commissioner named in the approved register and selected by the Council.
- 2.8.4 An objection must be lodged within 15 working days after:
- the date on which the objector received notice of the level of development contribution required; or
 - the date on which the objector received the notice of the outcome of a reconsideration under section 199B of the LGA 2002.
- 2.8.5 The notice of objection under Schedule 13A(1) of the LGA 2002 must –
- a) be in writing; and
 - b) set out the grounds and reasons for the objection, and
 - c) the relief sought; and
 - d) state whether the objector wishes to be heard on the objection
- 2.8.6 In accordance with section 150A of the Local Government Act 2002, the cost for services of a development contributions commissioner(s), the hearing and administration support will be payable by the objector.
- 2.8.7 Applicable fees and allowances for a witness appearing at a development contribution hearing must be paid by the party on whose behalf the witness is called.
- 2.8.8 Schedule 13A of the Local Government Act 2002 sets out the procedure for development contribution objections.

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2.9 Refunds

- 2.9.1 Refunds will be made in accordance with sections 209 and 210 of the Local Government Act 2002, including any amendments made to those provisions at the time of making a refund.

3 Assessment and payment

This part of this Policy sets out when development contributions will be required (ie assessed by the Council) and when payment is required.

3.1 Requirement

- 3.1.1 For every development, the Council has the discretion to require a development contribution under section 198 of the Local Government Act 2002 when:
- 3.1.1.1 Resource consent is granted under the Resource Management Act 1991 for a development within the Wellington City district; or
 - 3.1.1.2 Building consent is granted under the Building Act 2004 for building work situated in the Wellington City district (including the grant of a certificate of acceptance); or
 - 3.1.1.3 Authorisation for a service connection is granted.

3.2 When the Council will require a development contribution

- 3.2.1 The following sets out when the Council will assess developments for development contributions. The Council retains the discretion to change its approach (subject to compliance with section 198 of the Local Government Act 2002) from time to time.
- 3.2.2 The amount of the development contribution payable will be calculated under the schedule of development contributions in this Policy that applies at the date of the assessment.
- 3.2.3 Liability should construction not commence within two years.**

Should construction of a development not commence within two years of being granted building consent, the remission of charges and fees provided under this policy shall no longer apply. At that stage, all fees and charges will be fully payable for the development as per usual. Commencement of construction will be deemed to have occurred when the activity for which a resource and building consent has been issued, has commenced.

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Subdivision of land (excluding unit title development)

- 3.2.4 Development contributions required in respect of a resource consent being granted under the Resource Management Act 1991 for the fee simple subdivision of land, will be assessed when the application for subdivision consent is received.
- 3.2.5 Where subdivision consent provides for its implementation in stages, the Council will apportion any development contribution assessed between each stage at its sole discretion.

Building consent

- 3.2.6 The Council will assess all developments requiring a building consent when the application for building consent is received.

Land use consent or unit title development

- 3.2.7 Unless no building consent is required, developments requiring a land use consent or subdivision consent for a unit title development will **not** be assessed for development contributions at the time of consent being granted under the Resource Management Act 1991.

Service connection

- 3.2.8 Developments requiring a service connection, for which development contributions have not been assessed and/or paid, will be assessed at the time of the application for service connection.

Changes to development

- 3.2.9 Any development contribution may (at the Council's sole discretion) be reassessed following any change that results in an increased demand (eg increased EHUs).

Payment

- 3.2.10 All development contributions required by the Council must be paid prior to the Council issuing a code of compliance certificate, a section 224(c) certificate, a consent for a service connection or giving effect to a land use consent (as the case may be), unless a payment delay agreement has been approved by the Council.

Payment delay applications will be considered by Council where:

- the development will have 10 or more equivalent household units (under the standard calculation in section 2.2)
- it is satisfied the applicant has sufficiently proven that the building is not occupied, and
- that the building has not been sold.

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Any successful application for delayed payment expires after two years after the code of compliance certificate has been issued or upon sale of any part of the development, whichever occurs first.

- 3.2.11 The Council at its sole discretion will accept a bank bond or surety to secure payment of any development contributions more than \$50,000. If the Council exercises its discretion to accept a bond or surety, the bonded sum will have an interest component, and the developer must meet the Council's costs for preparing the bond.

3.3 Powers of the Council if development contributions are not paid

- 3.3.1 Until a development contribution required in relation to a development have been paid, the Council may:
- 3.3.1.1 In the case of a development contribution assessed on subdivision, withhold a certificate under section 224(c) of the Resource Management Act 1991.
 - 3.3.1.2 In the case of development contributions assessed on building consent, withhold a code compliance certificate under section 95 of the Building Act 2004.
 - 3.3.1.3 In the case of development contributions assessed on an authorisation for a service connection, withhold a service connection to the development.
 - 3.3.1.4 In the case of development contributions assessed on a land use consent application, prevent the commencement of resource consent under the Resource Management Act 1991.
 - 3.3.1.5 In the case where a development has been undertaken without a building consent, not process an application for certificate of acceptance for building work already done.

Security

- 3.3.2 The Council may register any development contributions under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contributions were required, as provided for in section 208 of the Local Government Act 2002 or it may require other appropriate security as agreed with the developer.

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4 Transitional provisions

4.1 Effective date

- 4.1.1 Any application for resource consent or building consent or application for service connection received by the Council on or after 1 July 2005 will be required to pay any development contributions payable under this Policy. This requirement is subject to the exception in paragraph 4.3 below.

4.2 Amendments

4.2.1 If:

- An application for resource consent that was lodged prior to 1 July 2005 is amended; or
- An application is made to amend a condition of resource consent (where the application for that resource consent was lodged prior to 30 June 2005)

and the amendment results in an increase in the total EHU assessment from that which would have been applicable (had this Policy been applied to the development) then this Policy will apply to the increase in EHUs for the total development.

4.3 Transitional provision for developments that applied for resource consent prior to 1 July 2005

- 4.3.1 Subject to the proviso below, development contributions will not be required on any resource consent, building consent, or service connection where the applicant can satisfy the Council that all of the following conditions are met:

- (a) The Council has already granted resource consent for the development, (and the application for that resource consent was lodged prior to 30 June 2005).
- (b) The subsequent application for resource consent, building consent or service connection is:
 - For the identical development as the activity authorised in the resource consent in (a) above; and
 - Is applied for in order to give effect to the resource consent in (a) above.
- (c) One of the following apply:
 - There was no jurisdiction to impose a financial contribution under the District Plan when the resource consent application lodged prior to 1 July 2005 was granted; or

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- If there was jurisdiction to impose a financial contribution under the District Plan when the resource consent application lodged prior to 1 July 2005 was granted, either (i) there is a specific decision of the Council not to impose a financial contribution; or (ii) if a condition of consent has been imposed on the development under section 108(2)(a) of the Resource Management Act 1991 requiring a financial contribution to be paid, and the condition has been satisfied in full.
- (d) The subsequent application for resource consent, building consent or service connection is received by the Council within five years of the date that the resource consent received prior to 1 July 2005 was granted, or the resource consent received prior to 1 July 2005 has been given effect to.

Proviso: even where section 4.3.1 otherwise applies, if a subsequent application results in an increase in EHUs, development contributions will be payable in accordance with section 4.2.1 above.

- 4.3.2 For the purposes of 4.1.1 and 4.3.1, if an application lodged prior to 1 July 2005 was rejected under s88(3) of the Resource Management 1991 or s48(1) of the Building Act 2004, it is deemed not to have been received by the Council prior to 1 July 2005.

Exemption from the application of this Policy

- 4.3.3 The Council's own developments are exempt from being liable to pay development contributions. For the avoidance of doubt, this exemption does not apply to Council organisations, Council-controlled organisations or Council controlled trading organisations.

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5 Definitions

In this Policy:

Actual increased demand means the demand created by the most intensive non-residential use(s) likely to become established in the development within 10 years from the date of the application.

Allotment has the meaning given to it in section 218(2) of the Resource Management Act 1991, and 'lot' has the same meaning.

Community facilities mean parks and reserves and network infrastructure for which development contributions may be required in accordance with section 199 of the Local Government Act 2002.

Development means:

- (a) any subdivision or other development that generates a demand for reserves or network infrastructure; but
- (b) does not include the pipes or lines of a network utility operator.

Development contribution means a contribution:

- (a) provided for in this Policy; and
- (b) calculated in accordance with the methodology.

Development Contribution Policy means this Policy on development contributions under section 102(4) (d) of the Local Government Act 2002.

Equivalent Household Unit ('EHU') means:

Type of development:	EHU assessment based on:
Residential development	1 EHU per household unit (other than a one-bedroom household unit)
Fee simple subdivision	1 EHU per allotment
Non-residential development	1 EHU for every 42m ² of gfa

Greenfield development means: a proposal that creates new residential or rural residential areas, and without limiting this definition in anyway, includes residential or rural residential development on land that was zoned rural or open space. It also includes land that was zoned residential within the land areas to which appendices 12 to

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14 and 16 to 22 apply in the operative District Plan as at 1 July 2005.¹ For the avoidance of doubt, developments falling within this definition are also required to pay citywide and catchment based (ie local) reserves.

Gross floor area (gfa) is the sum of all floors of all buildings on a site, measured from the face of exterior walls, or from the centre lines of walls separating two buildings. In particular, gross floor area includes:

- lobbies at each floor
- floor space in interior balconies and mezzanines
- all other floor space not specifically excluded.

The gross floor area of a building shall not include:

- elevator shafts and stairwells
- uncovered stairways
- floor space in terraces (open or roofed), external balconies, breezeways, porches
- areas used for vehicle parking and vehicle circulation, lift towers and machinery rooms
- switchboard areas / plant rooms.

Household unit means a home or residence that is a self-contained unit includes kitchen and bathroom facilities of any nature and is physically separated, or capable of being separated, from any other household unit.

Methodology means the methodology for calculating development contributions set out in schedule 13 to the Local Government Act 2002.

Network infrastructure means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

Network utility operator has the meaning given to it by section 166 of the Resource Management Act 1991.

Non-residential development means any development that falls outside the definition of residential development in this policy.

One-bedroom household unit means a household unit that has not more than two rooms excluding a kitchen, laundry, bathroom, toilet or any room used solely as an entranceway, passageway or garage. This includes studio apartments.

Residential development means the development of premises for any domestic or related purpose for use by persons living in the premises alone or in family and /or non-family groups (whether any person is subject to care, supervision or not), and

¹ For example, if land to be developed was zoned rural in the District Plan as of 1 July 2005 the subdivision will be treated under the Development Contributions policy as a 'Greenfield development'.

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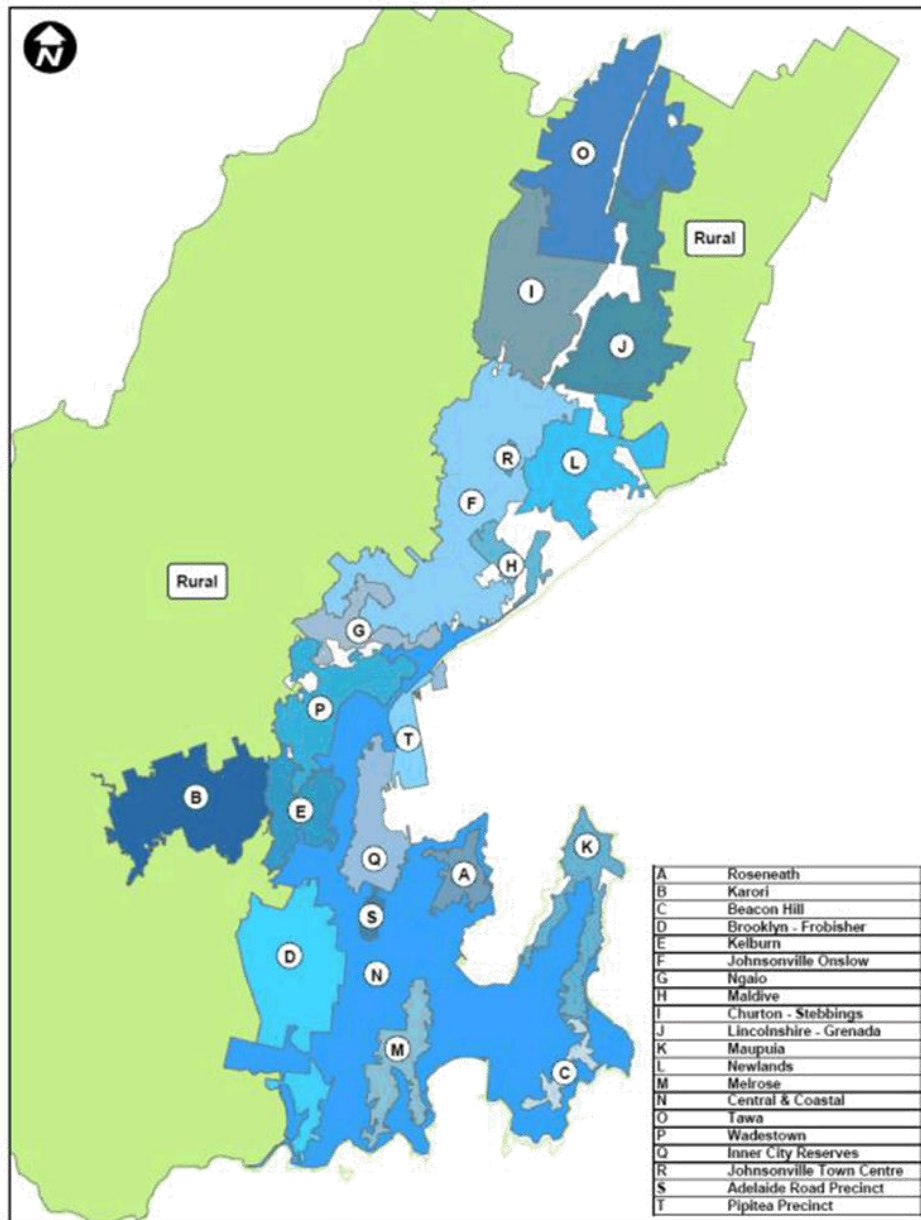
residential activity has the same meaning. For the avoidance of doubt, residential development does not include:

- work from home, hotels, motels, camping grounds, motor camps or other premises where residential accommodation for five or more travellers is offered at a daily tariff; or
- rest homes, hostel accommodation or similar premises that provide shared or communal facilities (and residential activity, and use, has the same meaning).

Service connection means a physical connection to a service provided by, or on behalf of, the Council.

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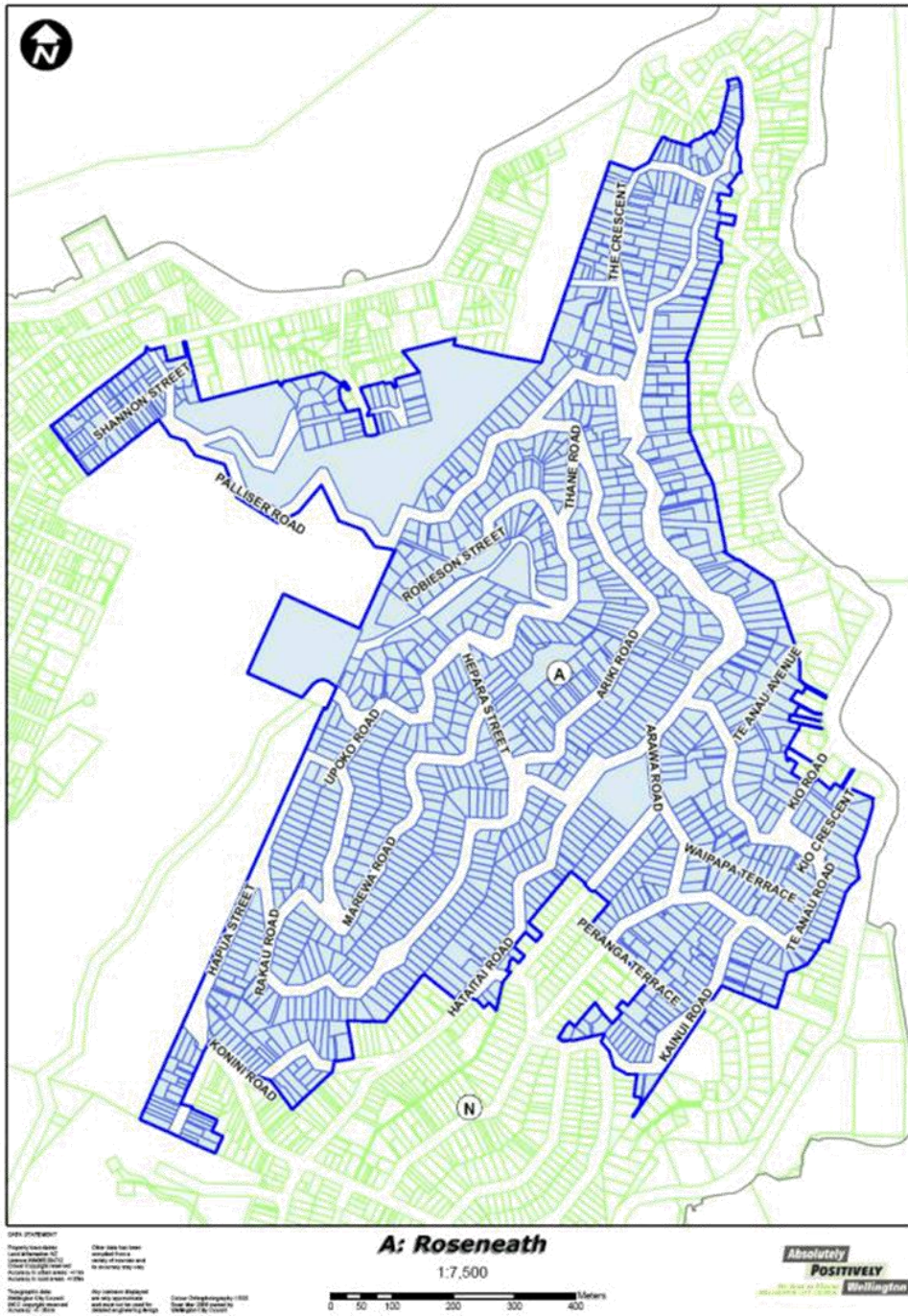
6 Maps of development contributions catchment areas



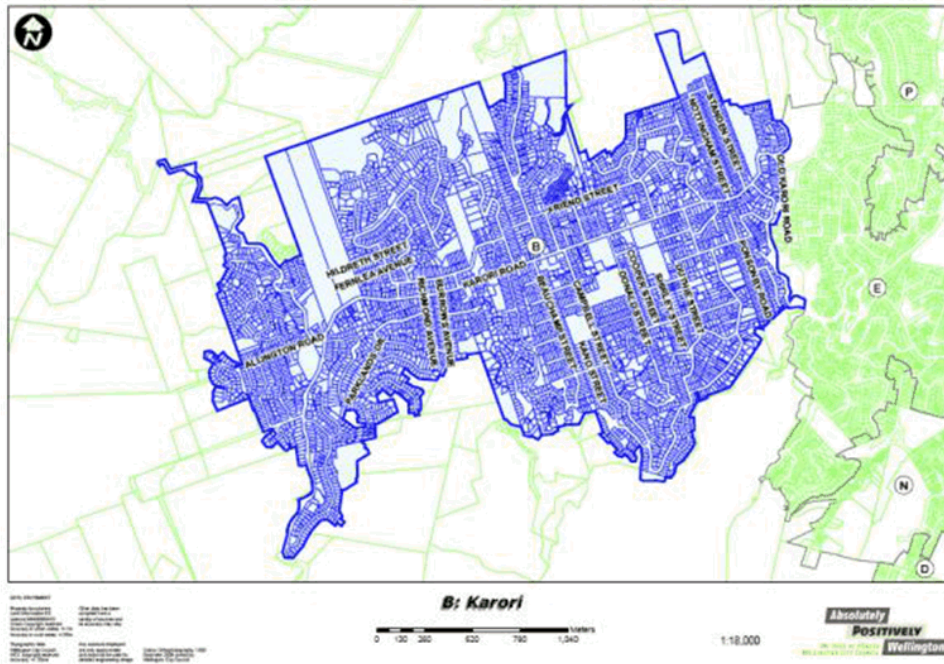
Contribution Zones

Council Staff will work out the exact amount payable when your development is assessed and can assist you to calculate what may be payable on a planned development if you need that information in advance to help with your planning. More detailed maps are available in the policy.

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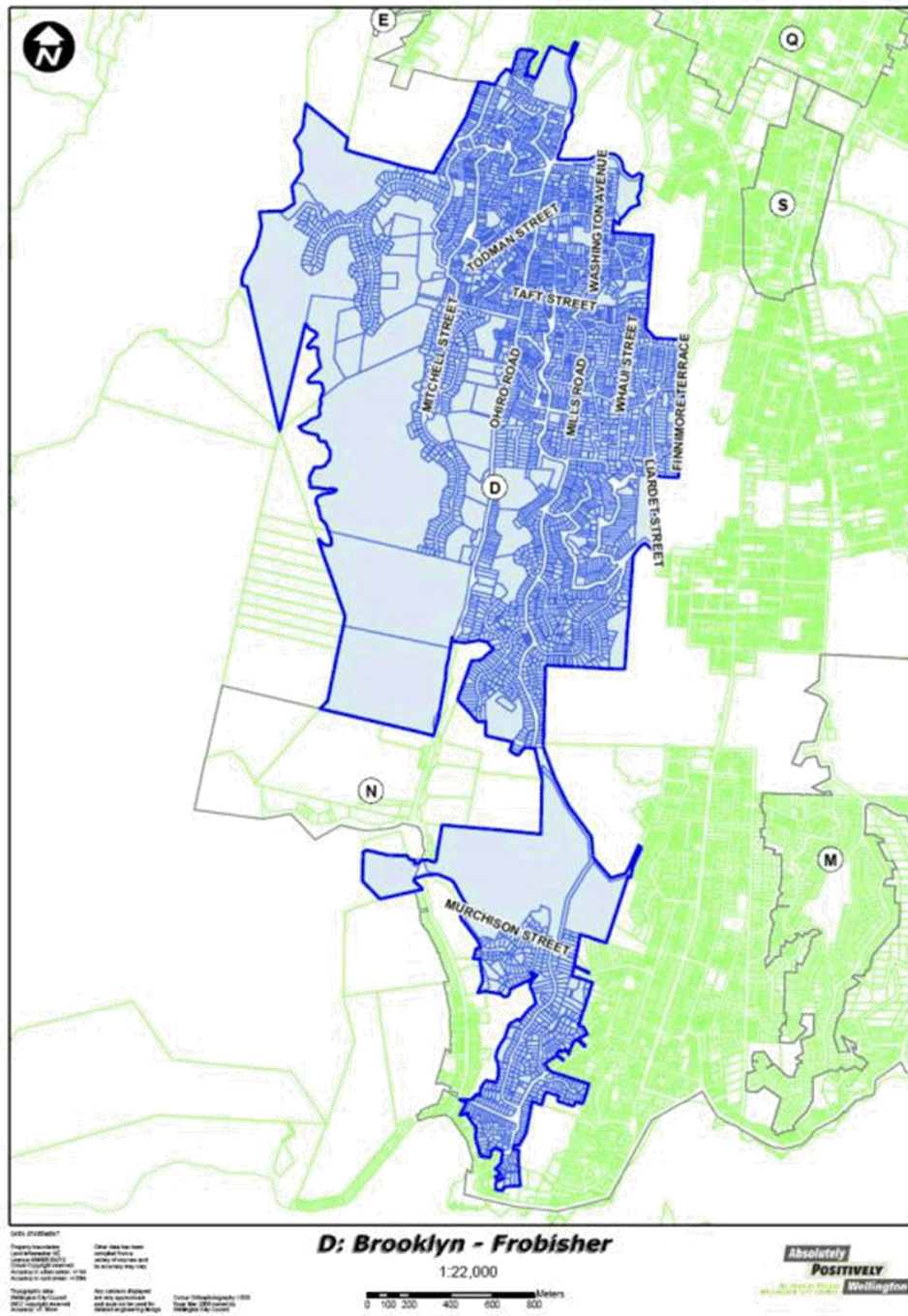
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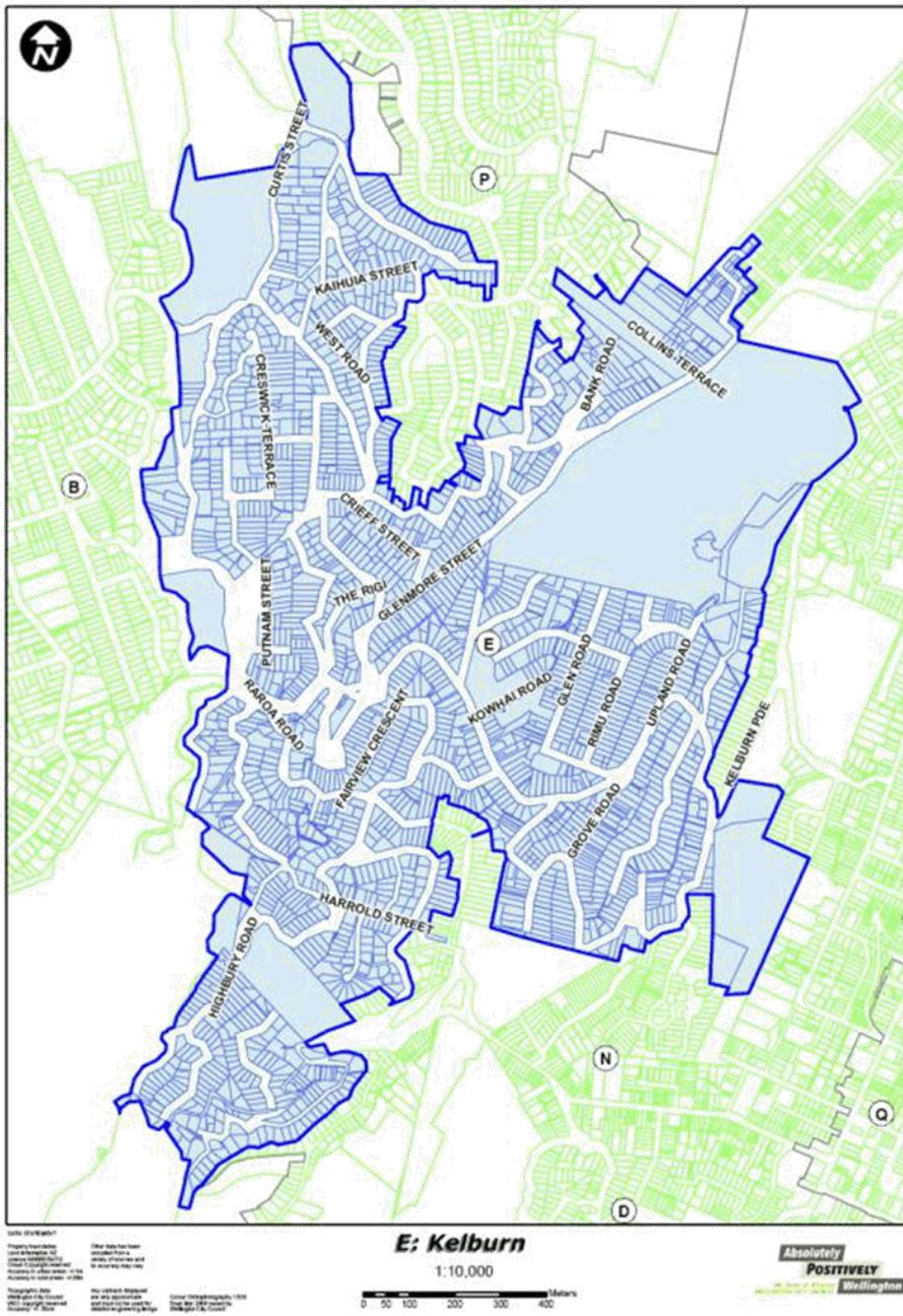
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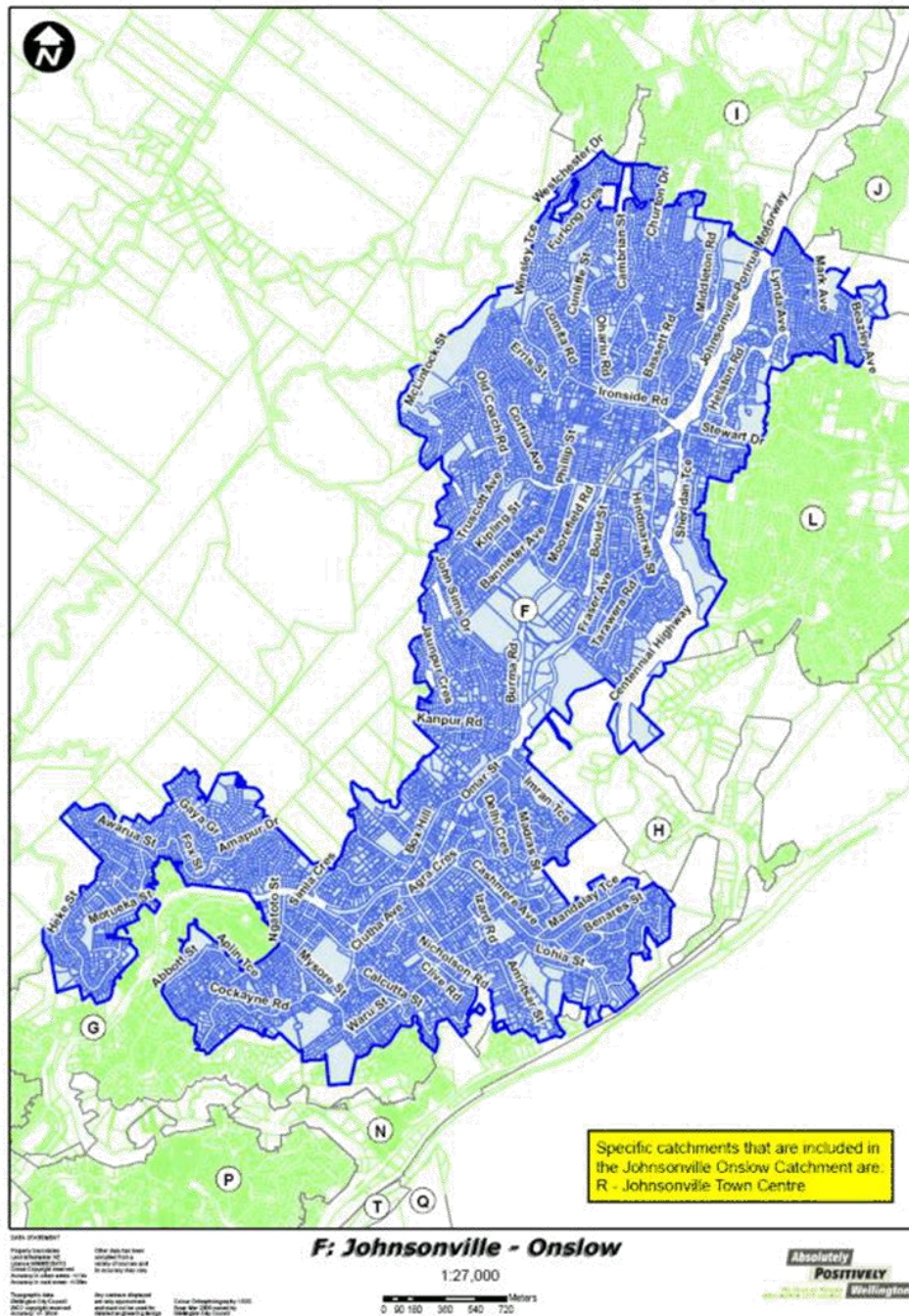
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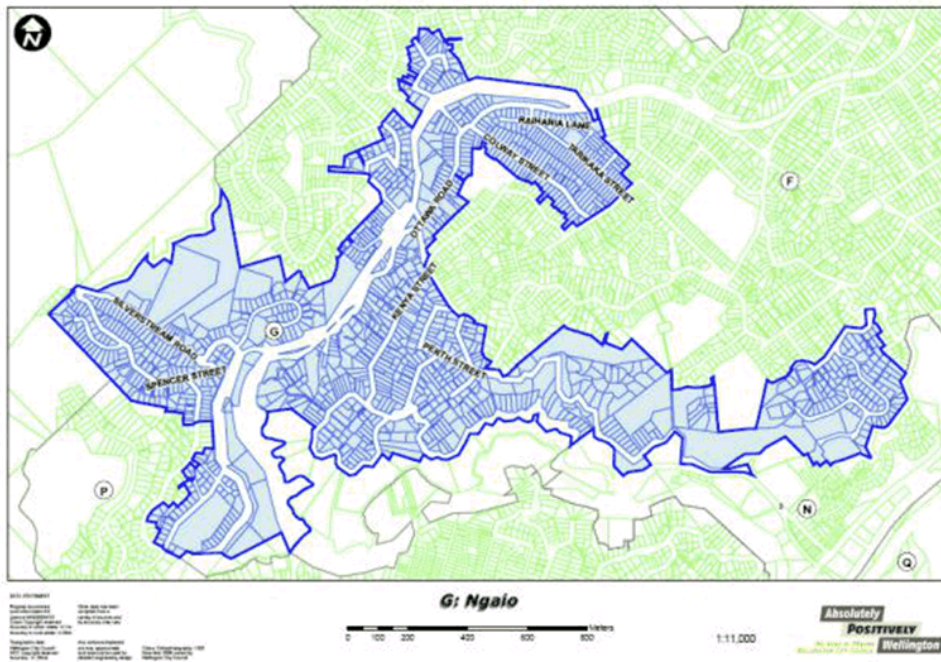
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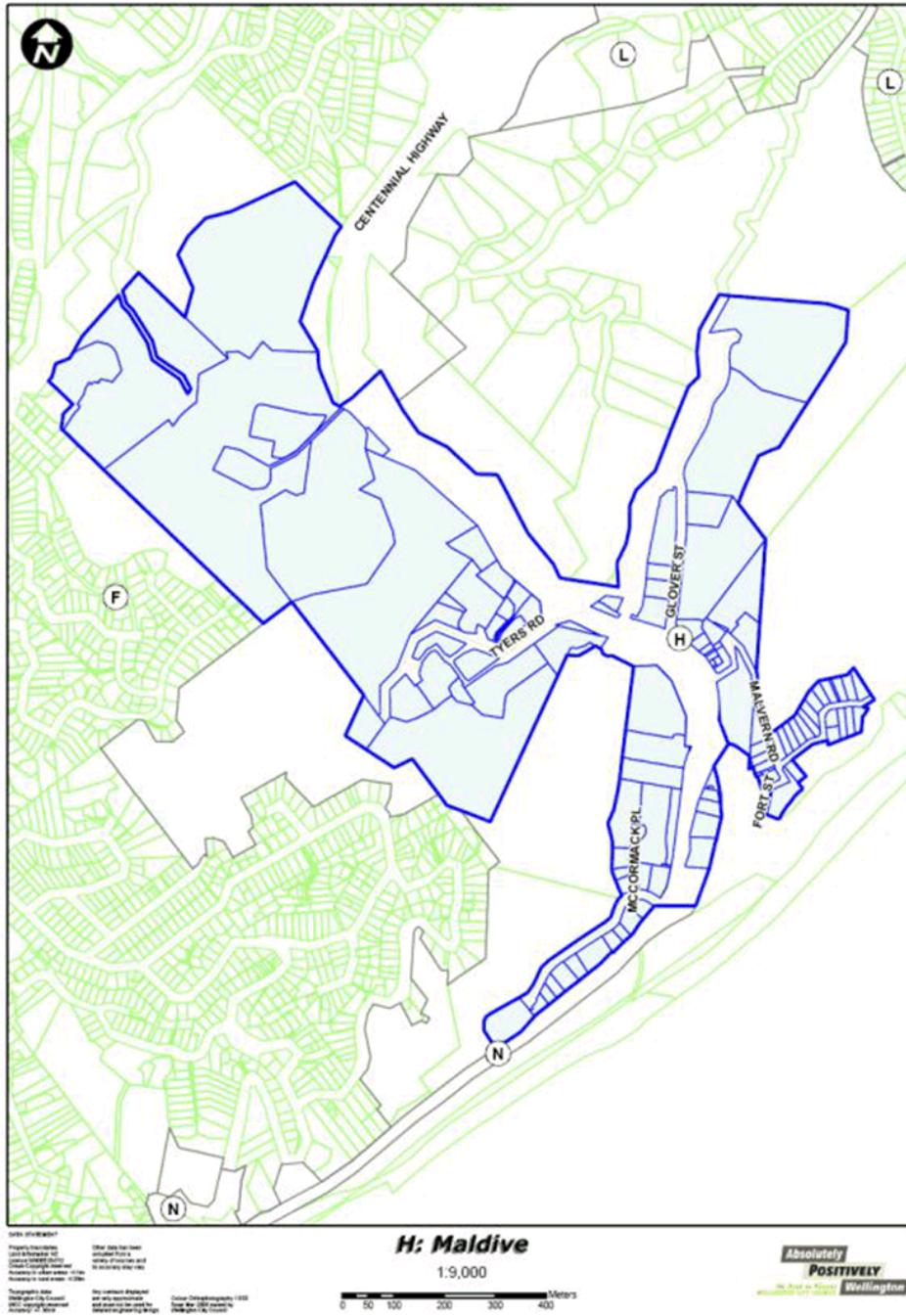


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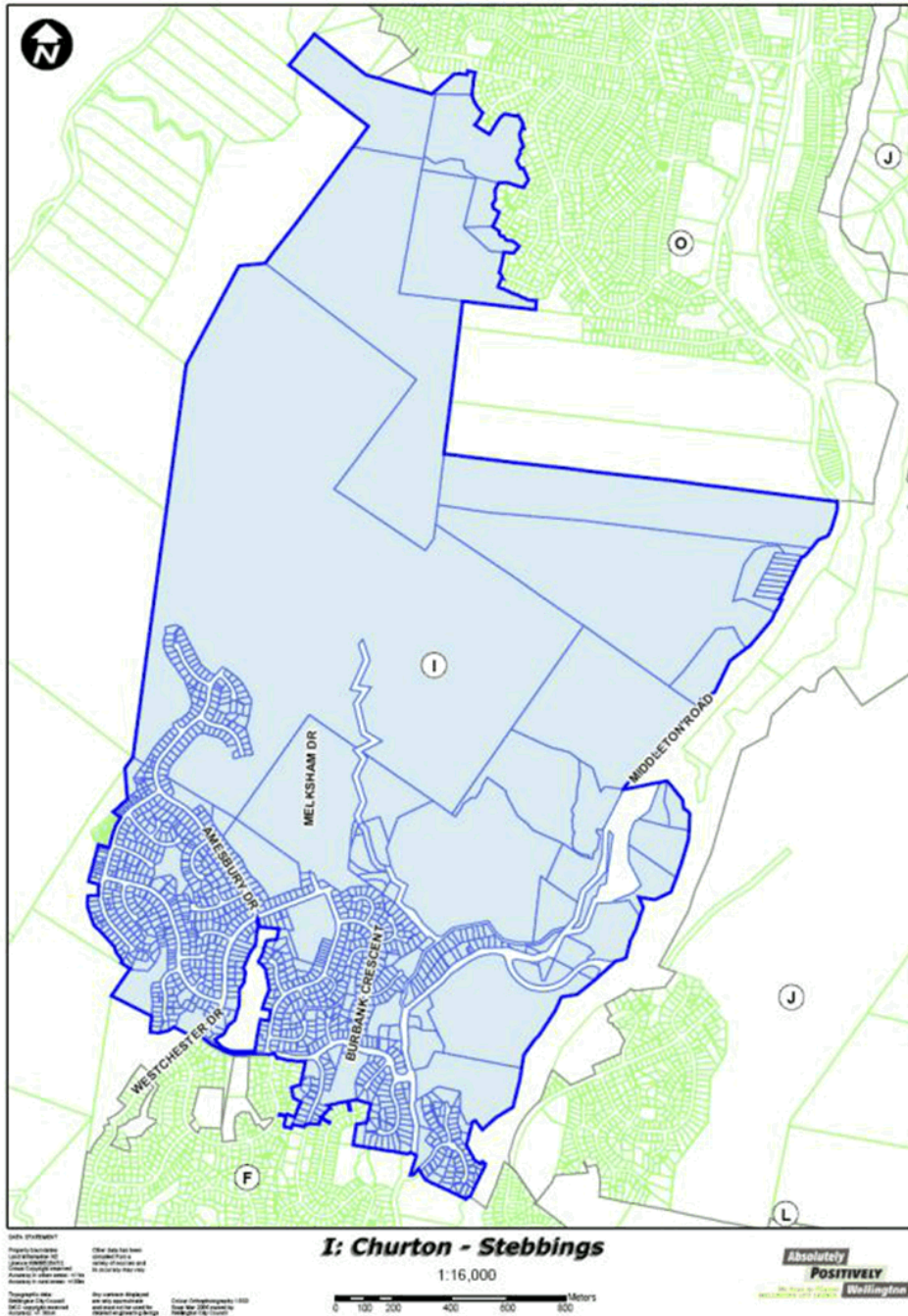


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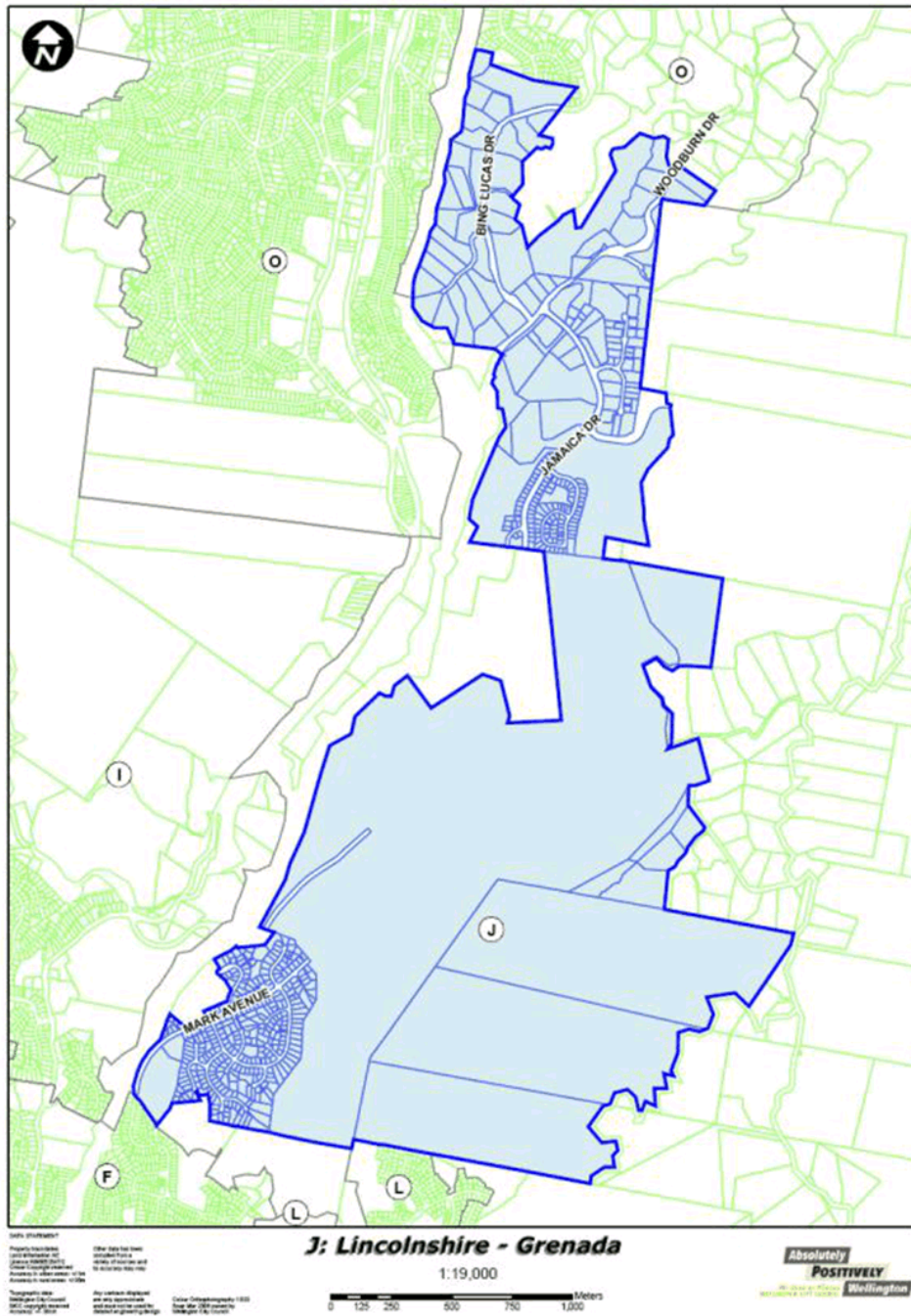


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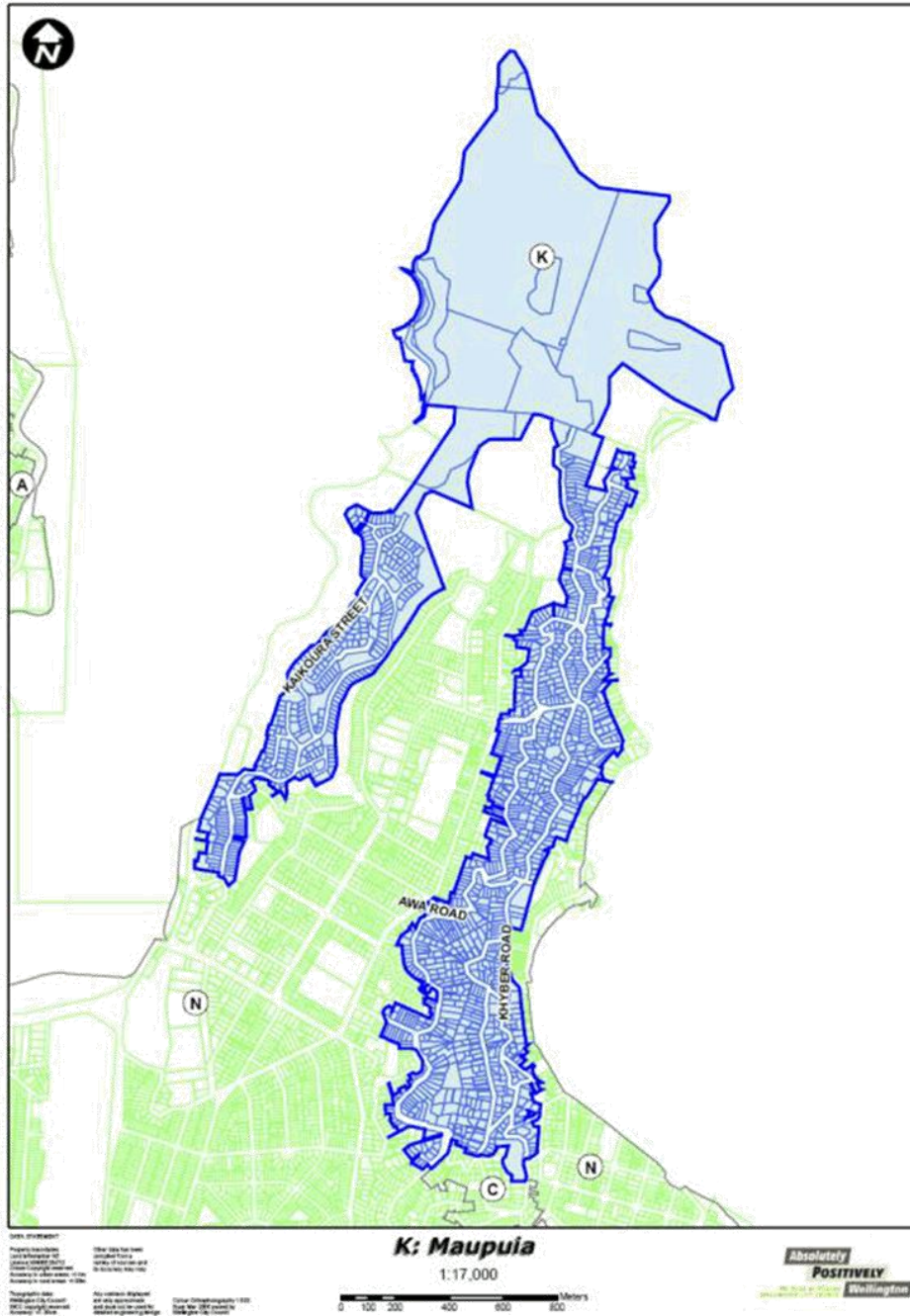
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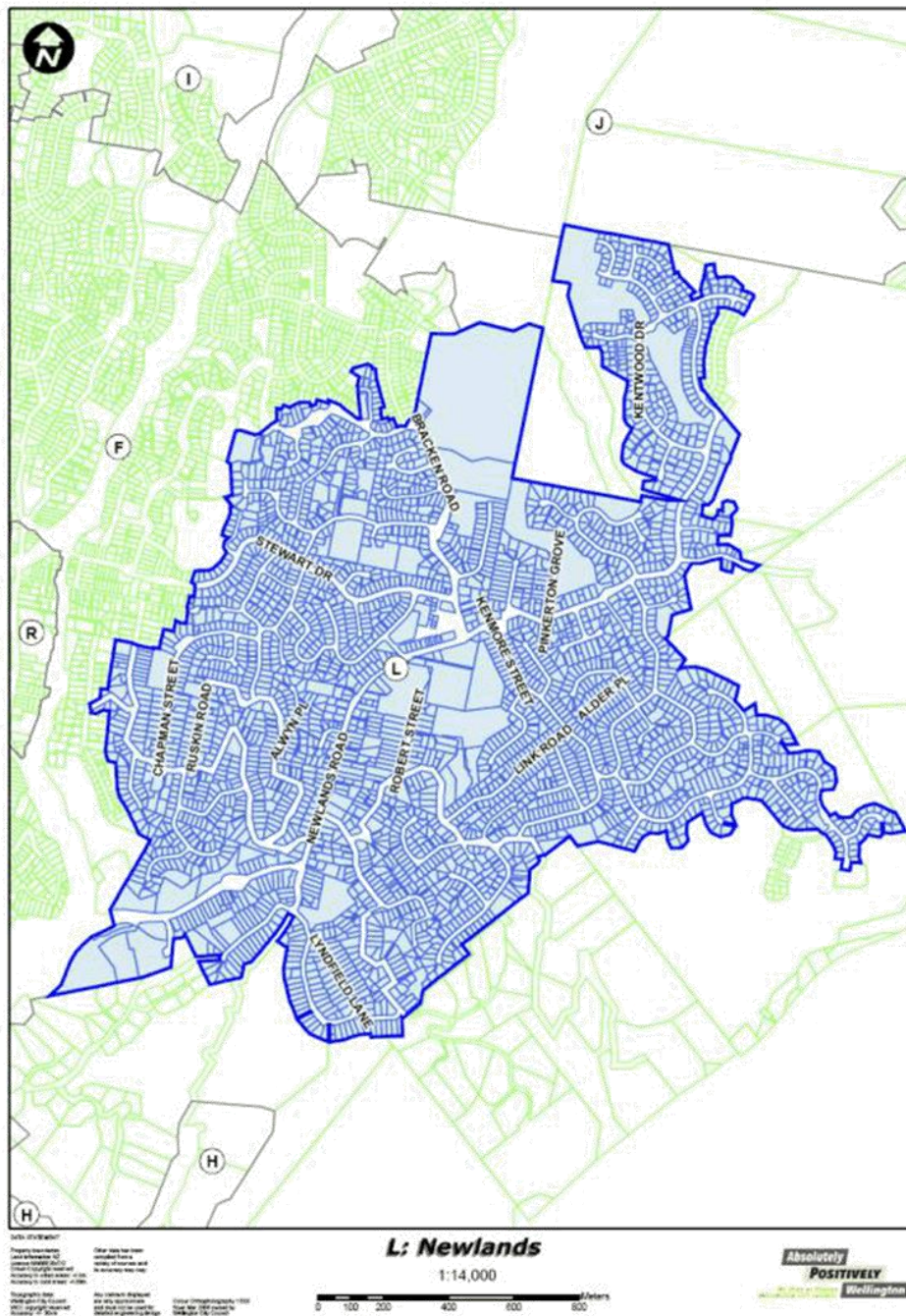


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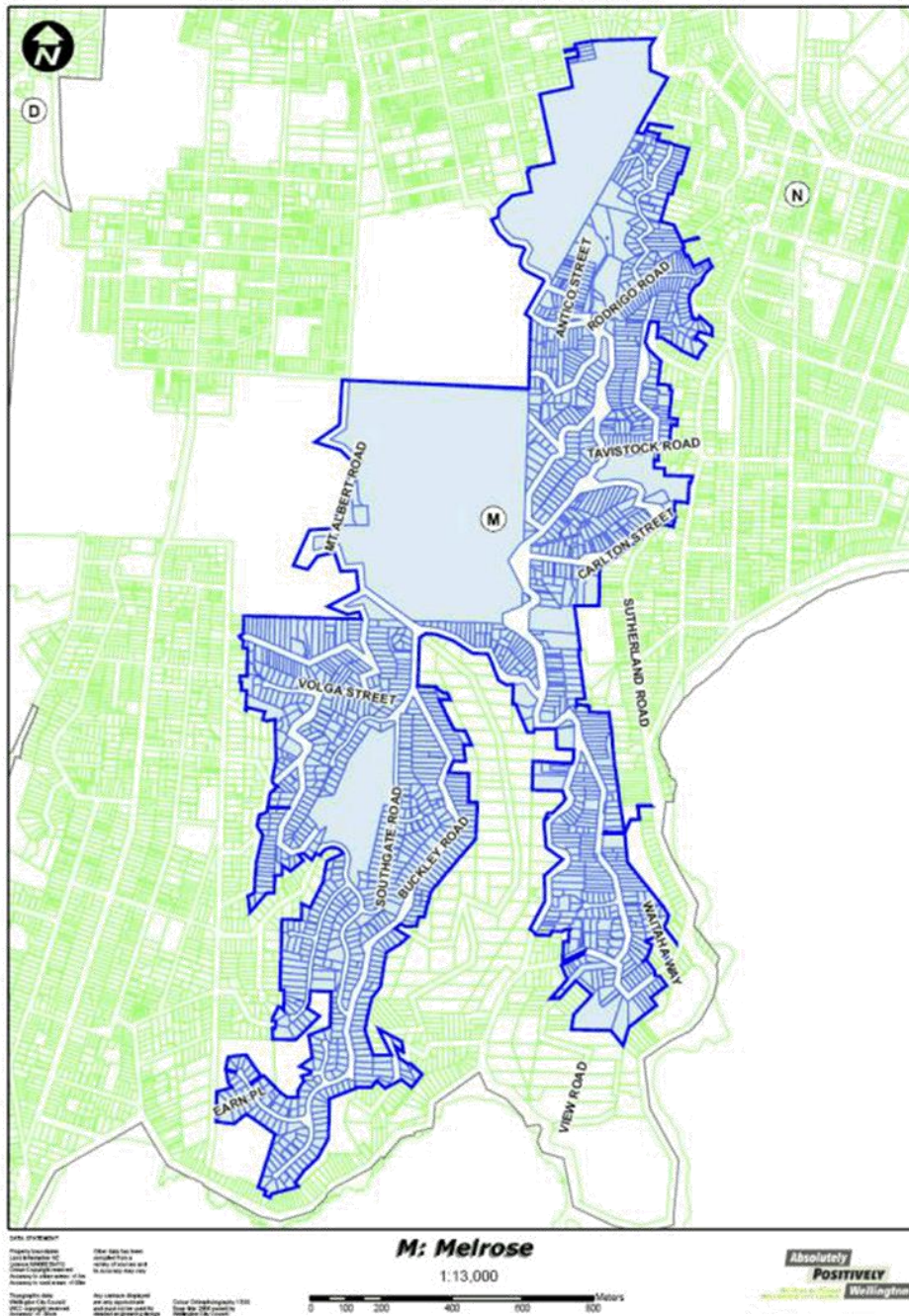


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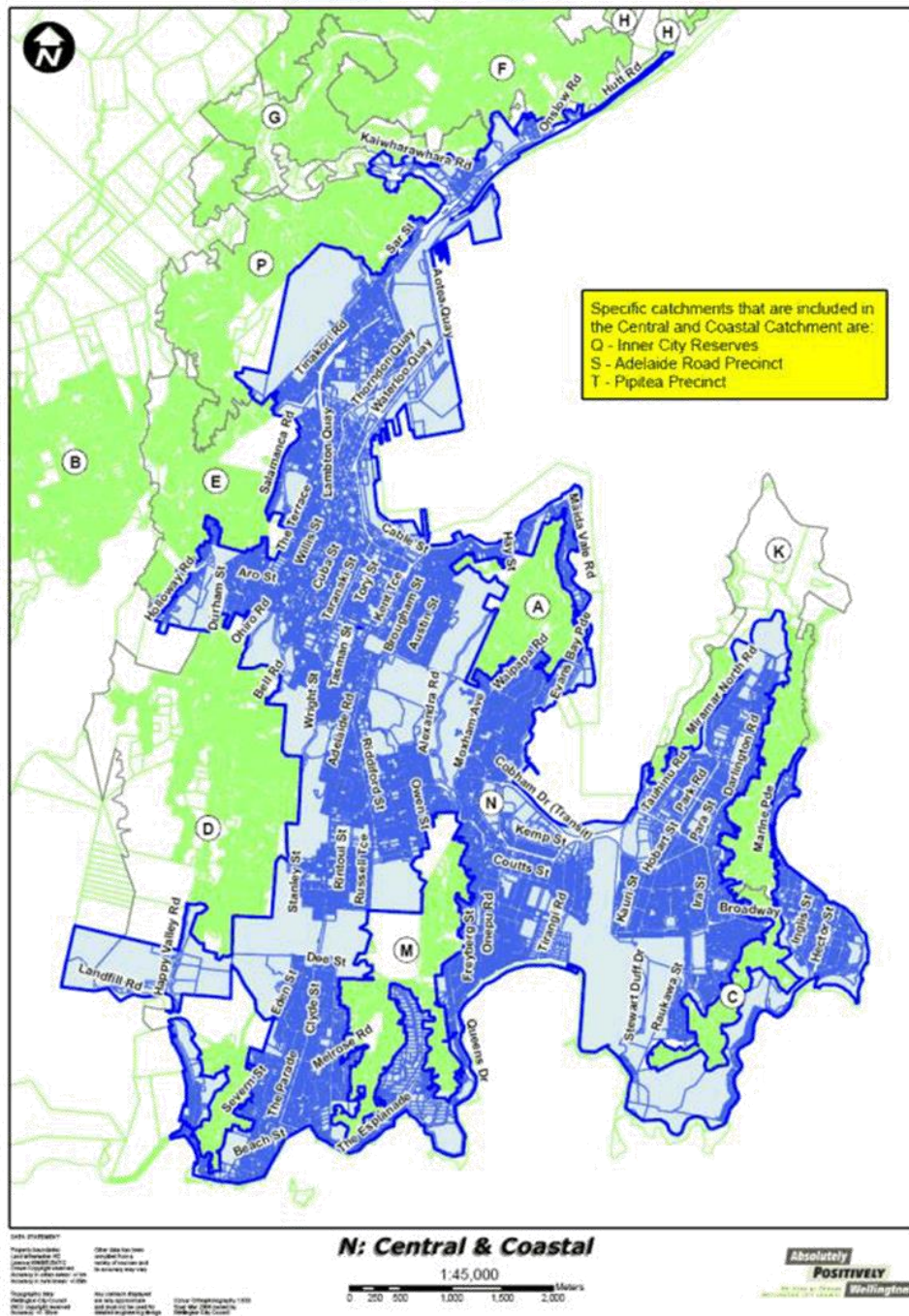


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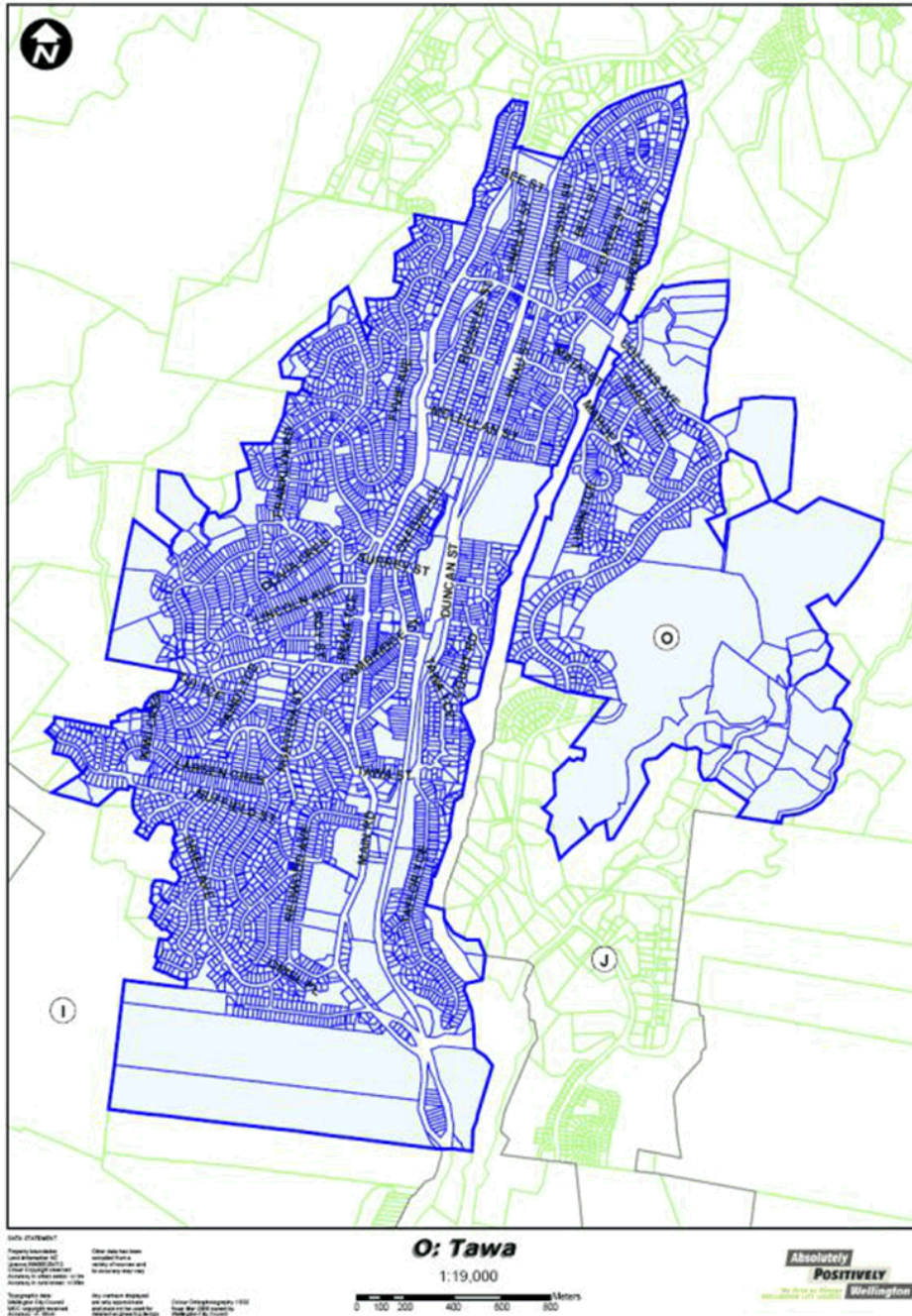
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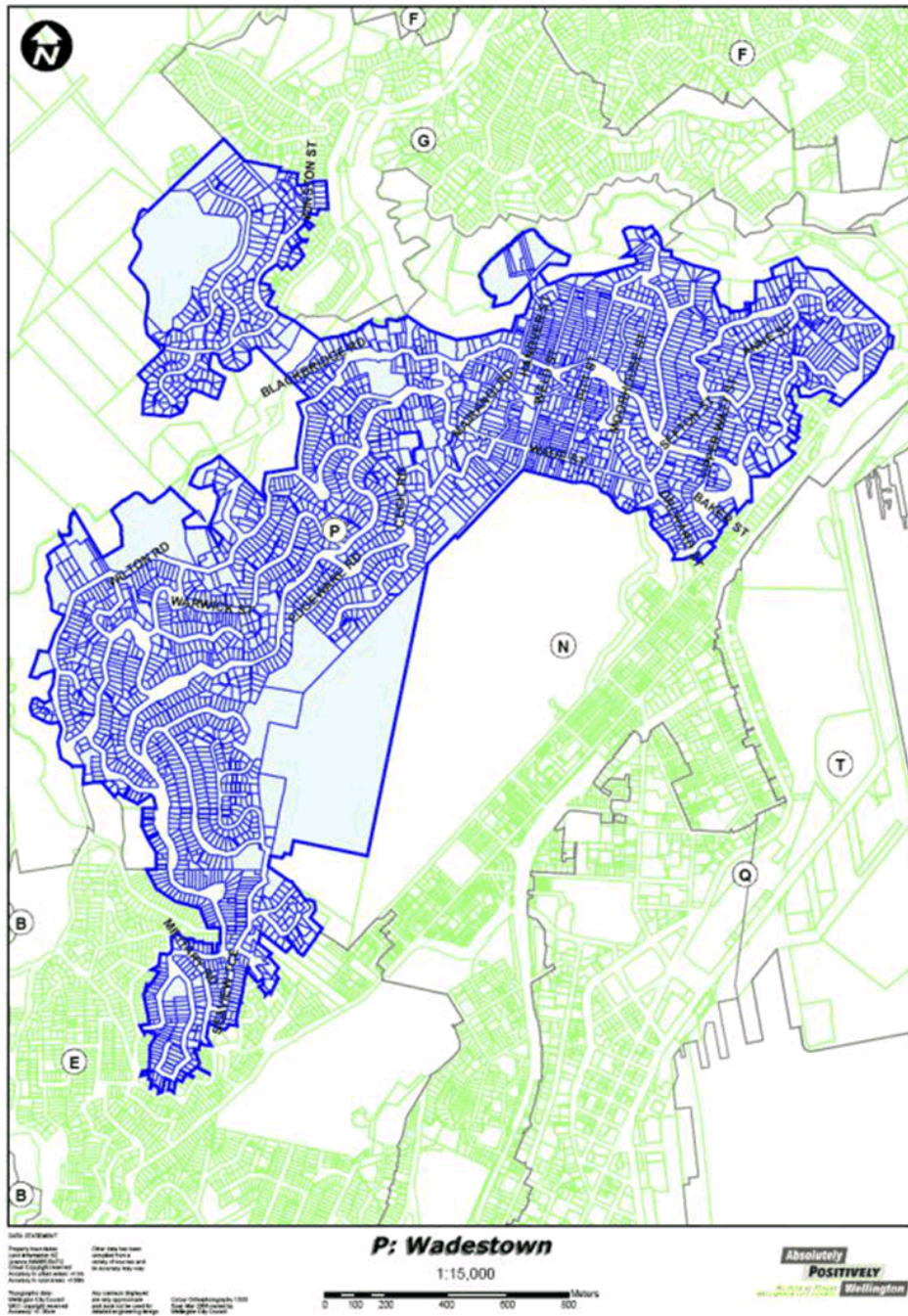


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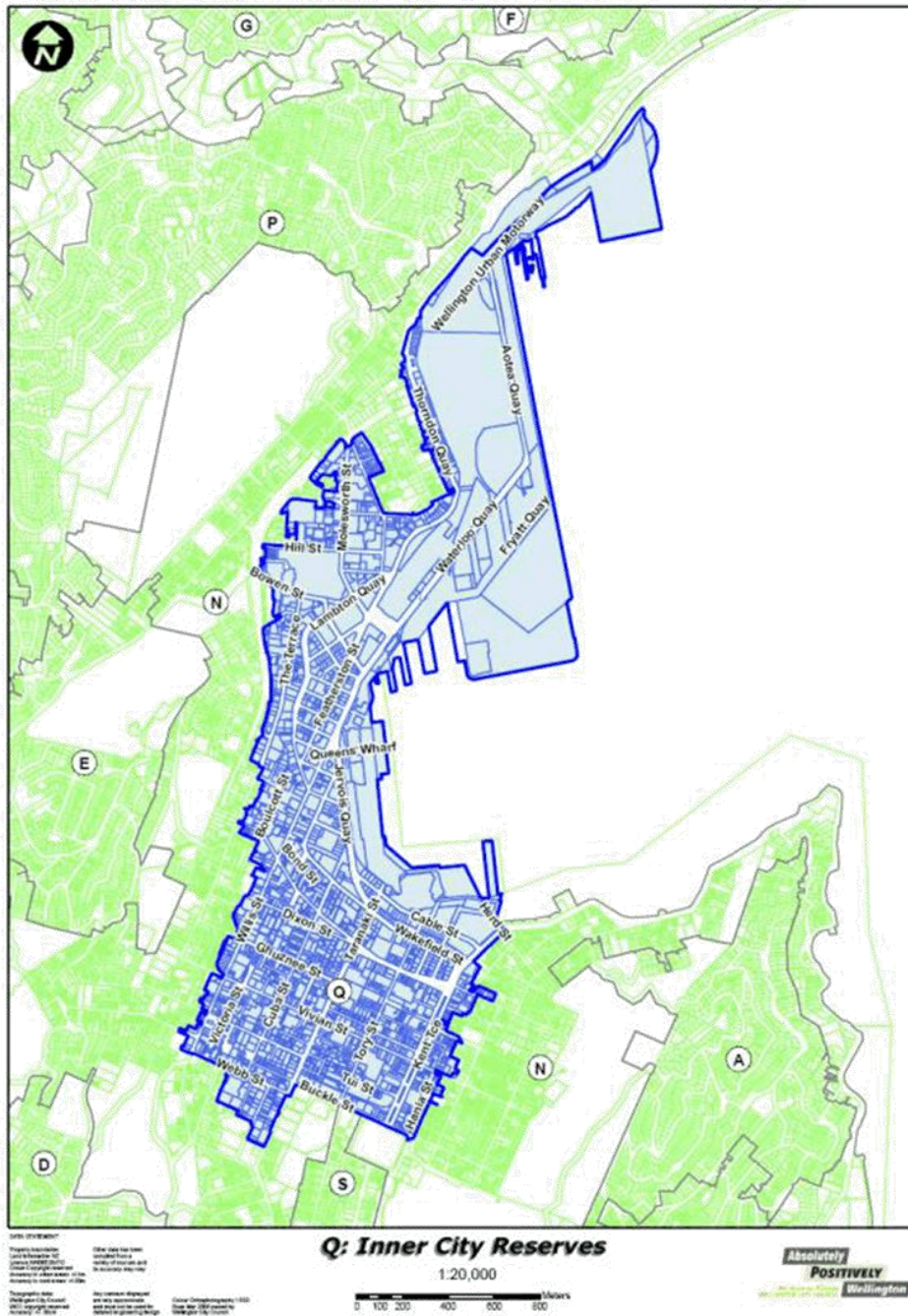


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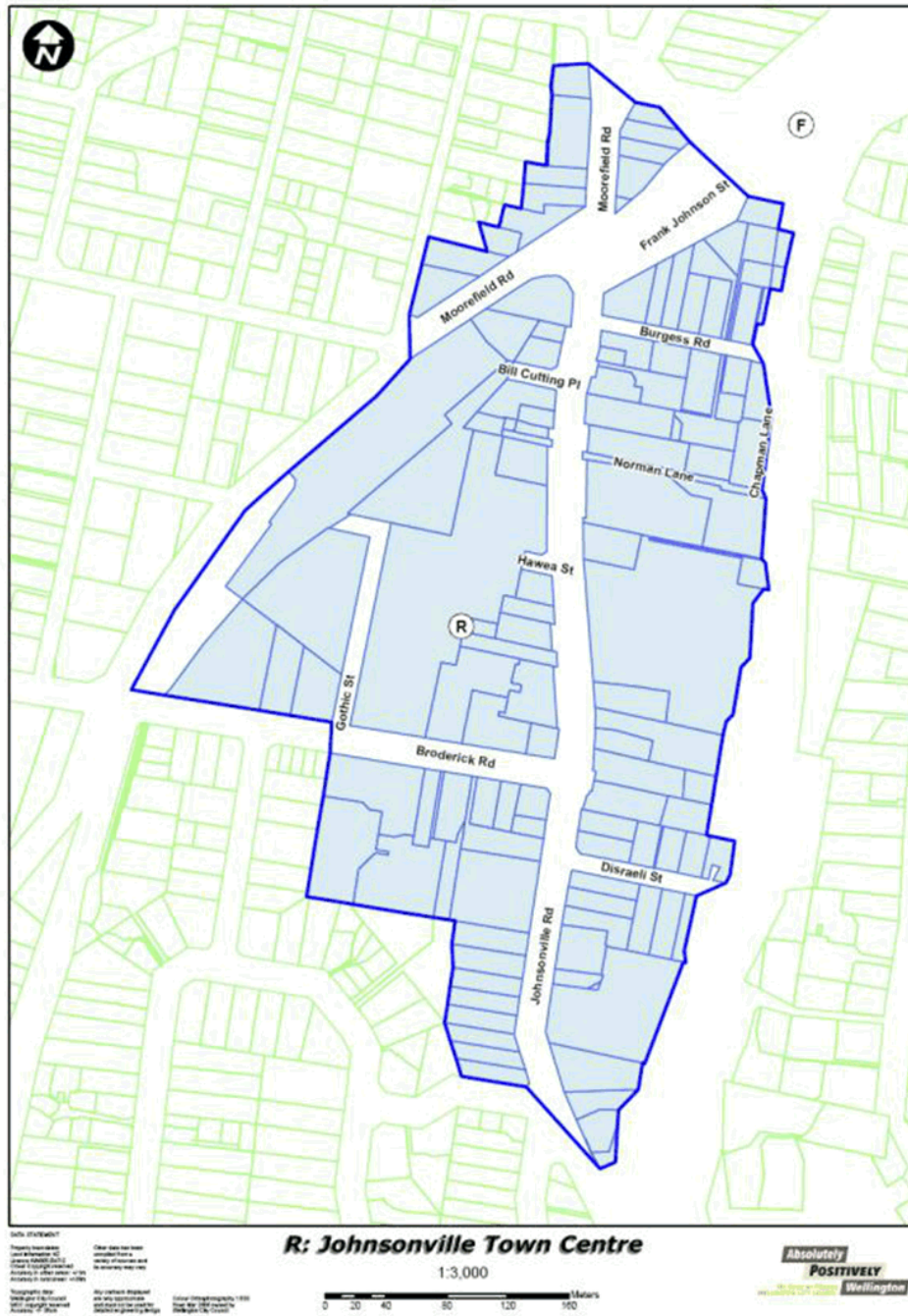


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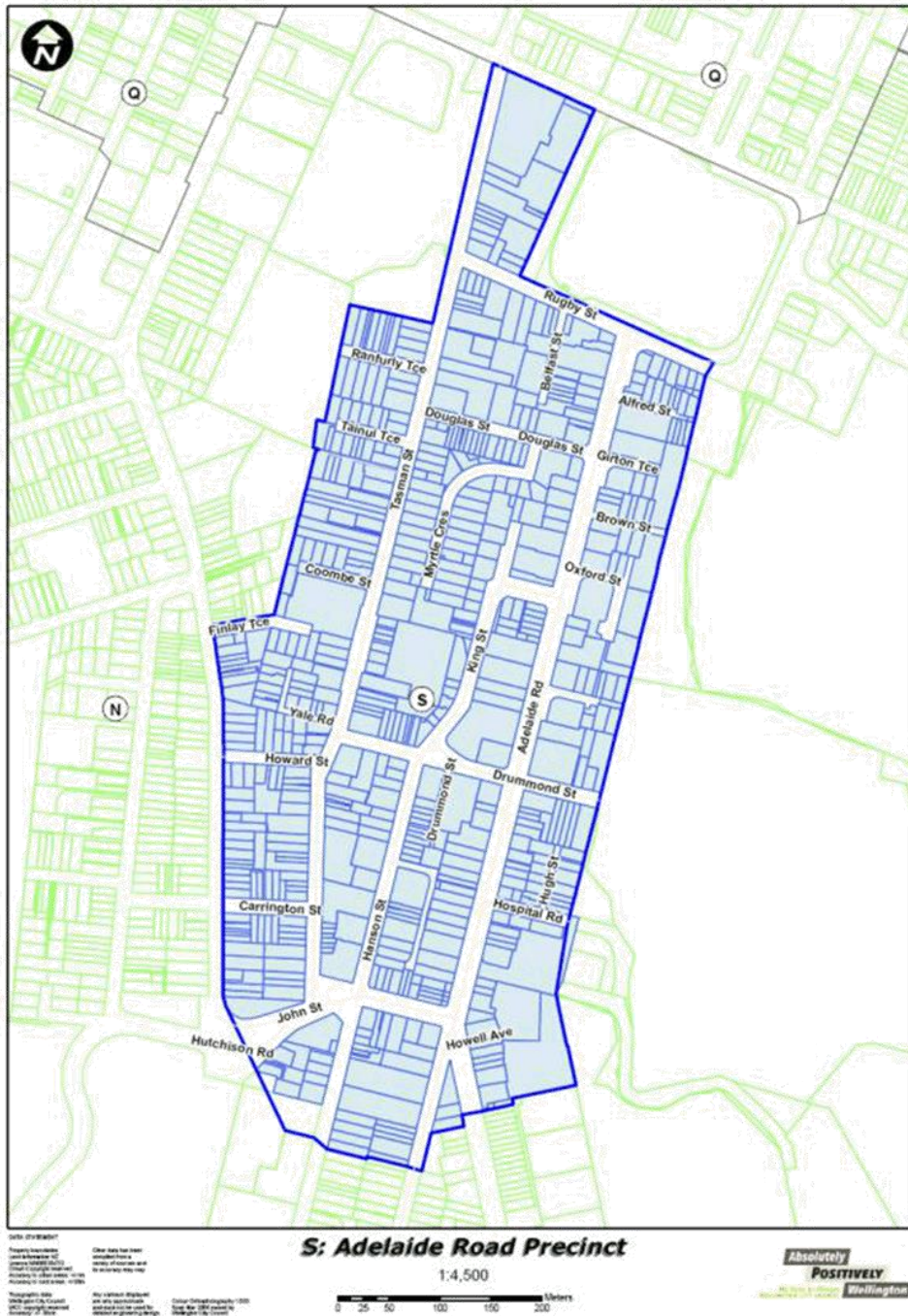


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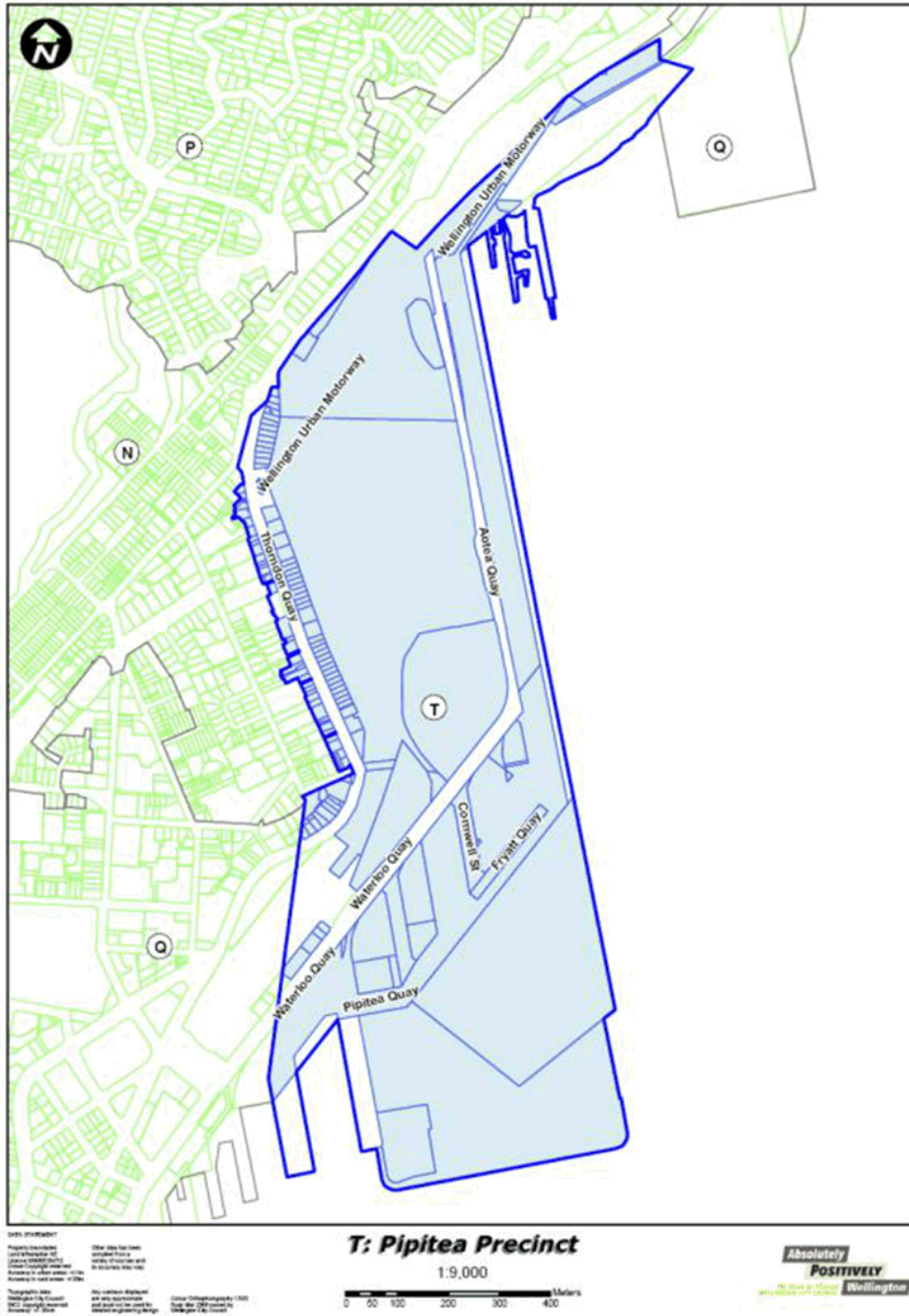


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Item 3.4 Attachment 1



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PART 2: SUBSTANTIVE POLICY

7 Basis for this Policy

7.1 Legislative requirements

7.1.1 This document sets out the Council's policy on development contributions under the Local Government Act 2002 (LGA 2002). Under section 102(2)(d) of the LGA 2002, the Council is required to adopt a policy on development contributions or financial contributions as a component of its funding and financial policies.

7.1.2 Section 198 of the LGA 2002 provides the Council with the power to require a contribution from developments.

7.1.3 This Policy has been prepared to meet the requirements for development contribution policies set out in sections 106, 197-211, and Schedule 13 of the LGA 2002. In summary, this Policy:

- Summarises and explains the capital expenditure identified in the 2015 to 2025 LTP that the Council expects to incur to meet the increased demand for network infrastructure (roads, water, wastewater and stormwater collection and management) and reserves resulting from growth; and
- States the proportion of that capital expenditure that will be funded by development contributions; and
- Explains the rationale for using development contributions as the funding mechanism (as opposed to other mechanisms such as financial contributions, rates, or borrowings); and
- Specifies the level of contribution payable in different parts of the city; and
- Specifies when a development contribution will be required; and
- Prescribes conditions and criteria applying for remission, postponement and refund of development contributions.

7.2 Relationship with financial contributions in the District Plan

7.2.1 This Policy is distinct from and in addition to the provisions in the District Plan that provide the Council the discretion to require financial contributions under the Resource Management Act 1991.

7.2.2 The Council will apply this Policy where a development contribution is payable for a particular purpose within a catchment and for all citywide contributions.

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- 7.2.3 However, where a development results in the Council incurring capital expenditure that is not included in the LTP capital expenditure in this Policy, the Council may impose a financial contribution as a condition of resource consent under section 3.4.5 of the District Plan which states that:

“Where a proposed development creates the need for increased capacity or upgrades to infrastructure at the point of connection (in terms of traffic, stormwater, sewers, or water) the Council may require a payment towards the cost of necessary works. The Council will set a payment on the basis of what is believed to be a fair and appropriate proportion of the costs that should be borne by the developer (up to 100%)”.

- 7.2.4 The Council will also continue to impose financial contributions on any development to which this Policy does not apply.

7.3 Summary of financial contributions

- 7.3.1 Under the Local Government Act 2002, the Council is required to summarise the provisions that relate to financial contributions in the District Plan. The financial contributions provisions are set out in section 3.4 of the District Plan. They are made up of development impact fees (section 3.4.3 and 3.4.4), payments required under 3.4.5 (set out above) and vesting of land (section 3.4.6). The exact development impact fees are set out in a separate *Guide to Development Impact Fees*.

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8 Planning for growth

8.1 Growth in Wellington City

- 8.1.1 City growth assumptions underpin the Council's asset management plans and capital expenditure budgets in the LTP for the period 2015/16 to 2024/25.
- 8.1.2 Estimates prepared for the Council by Forecast ID in 2014 indicate the resident population of Wellington City will increase from 202,669 to 216,289 over the period of the LTP (2015 - 2025).
- 8.1.3 Growth projections are subject to significant uncertainties as to the quantum, timing and location of growth. Therefore the regular update and assessment of growth projections is a key component of planning future infrastructure requirements.
- 8.1.4 Informed by the above estimates and recognising potential forecasting errors, for calculation purposes a 10-year EHU growth assumption of 7 percent population growth has been used for the period 2015-25. Previous assumptions for both sectors over ten years (ten percent growth) continue to be applied to previous years to calculate EHUs over the total budget timeframes considered in this Policy.
- 8.1.5 The increase in capital expenditure resulting from growth is not necessarily proportional to the increase in population and employment, ie actual costs to provide for growth will depend upon the particular capital works required. However for citywide catchments in water, stormwater, roading and parks and reserves, the Council has assumed such a proportional relationship as there is little spare capacity and capital works have been designed with an ongoing provision for growth.

8.2 Application of Equivalent Household Units (EHUs) as the unit of demand

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- 8.2.1 The most equitable way to apportion the cost of new infrastructure in response to growth demand is on the basis of the number of equivalent new households expected in Wellington as detailed in 8.1 above for both residential and non-residential uses.
- 8.2.2 Residential development is defined in section 5 of this Policy. Non-residential development is likewise defined, and essentially means all development not falling within the definition of residential development.
- 8.2.3 In a residential development, the unit of demand will be an additional household unit as defined in the District Plan. In a subdivision development, the identifiable unit of demand is an allotment.
- 8.2.4 For a non-residential development, the Council has assumed that an employee requires approximately 16m² of gross floor area (gfa)² and that 2.6 employees, being the equivalent average household occupancy, would require 42m².
- 8.2.5 When calculating the number of EHUs in a non-residential development:
- The 42m² of gfa will be applied on a pro-rata basis (rather than rounding to the nearest EHU). In other words, a non-residential development with a gfa of [100m²] will equate to [2.4] EHUs.
 - Except that for development less than 10m² no contribution will be payable.
- 8.2.6 In summary:

Type of development:	EHU assessment based on:
Residential development	<ul style="list-style-type: none"> ▪ 1 EHU per household unit ▪ 0.7 EHU per one-bedroom household unit
Fee simple subdivision	<ul style="list-style-type: none"> ▪ 1 EHU per allotment
Non-residential development	<ul style="list-style-type: none"> ▪ 1 EHU for every 42m² of gfa unless changed following an assessment under the process in 2.5.5

² Government Property Management Centre of Expertise ‘Workplace Standards and Guidelines for Office Space July 2014’

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9 Rationale for funding the costs of growth through development contributions

9.1 Legislative background

9.1.1 Section 106(2)(c) of the Local Government Act 2002 requires this Policy to explain why the Council has determined to use development contributions as a funding source, by reference to the matters referred to in section 101(3) of the LGA 2002 detailed below.

9.2 Community outcomes

9.2.1 The following community outcomes have particular relevance to the decision of how to fund growth related infrastructure:

- Wellington's long-term environmental health will be protected by well-planned and well-maintained infrastructure.
- Opportunities for active and passive recreation in Wellington will be diverse, safe, affordable, accessible and attractive.
- Wellington's communities will have ready access to multi-use indoor and outdoor facilities and spaces.
- Wellingtonians will protect and have access to public green open spaces and the coast.
- Wellington's governing bodies will comply with all legislative requirements and will behave in an ethical and fair manner.

9.2.2 Charging new development for the additional infrastructure ensures a fair contribution to the community outcomes. This means, for example, that:

- Traffic resulting from development is managed by a programme of works that maintains existing traffic flow, pedestrian and cycle access, parking and safety standards;
- Large, efficient reservoirs and pumping stations are built and shared across a number of developments; and
- Reserves are created and developed to service growth.

9.3 Distribution of benefits and the extent to which particular individuals or groups contribute to the need to undertake an activity

- 9.3.1 It is appropriate that development contributions fund additional capacity in water supply, wastewater, stormwater, roading and parks and reserves. The benefits of this additional capacity mainly accrue to new households (EHUs) and businesses generating demand for that capacity. Development contributions paid by developers are likely to be passed on through section and building prices to the residents of new households and businesses. Existing residents and businesses, however, gain a much reduced benefit from the infrastructure and resulting growth in the city, and therefore they should not be required to fund the majority of the costs (where the benefit accrues to new developments) through rates.
- 9.3.2 Conversely, the cost of maintaining or improving levels of service provided by the city's infrastructure to the existing population cannot be included in capital expenditure to be funded out of development contributions, as this expenditure does not exclusively benefit developers or new households.

9.4 Costs and benefits of funding the activity distinctly from other activities

- 9.4.1 The benefits of funding additional infrastructure capacity resulting from development growth through development contributions include greater transparency and allocative efficiency through passing on the actual costs to developers. The use of catchments also aids transparency and allocative efficiency by signalling the variations in the cost of providing infrastructure according to the characteristics of the particular locality and the nature of the works required. Although development contributions are not a significant administrative cost once systems are established, for small catchments collection of development contributions may not be cost effective and therefore a citywide fee will be more efficient for some activities with a large number of widely located projects. Citywide fees are also appropriate when infrastructure operates as a network (eg stormwater).

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9.5 Overall impact on the community

- 9.5.1 Ensuring adequate levels and balance between the various sources of funding to provide appropriate infrastructure is central to promoting the purpose of local government. Funding the cost of providing increased capacity in the city's infrastructure through development contributions rather than rates serviced debt promotes equity between existing residents and newcomers.

10 Capital expenditure in response to growth

10.1 Activities and catchments for which development contributions may be required

10.1.1 Local Government Act 2002 allows the Council to require a development contribution from any development for:

- capital expenditure expected to be incurred as a result of growth; or
- capital expenditure already incurred in anticipation of growth.

10.1.2 Development contributions will be required for Council-funded capital works resulting from growth associated with the provision of the following network infrastructure and reserves.

Water supply

10.1.3 Development contributions will be required for:

- the ongoing citywide upgrade in capacity of the water supply network of pipes and pumping stations
- capital works to provide additional reservoir and pump station capacity for specific catchments.

Wastewater

10.1.4 Development contributions will be required for:

- the ongoing citywide upgrade in capacity of the networks of wastewater pipes and pumps
- Council funded capital works associated with the provision of the Council's Veolia project that serves the Moa Point and Karori wastewater catchments and was developed with additional capacity in anticipation of growth

Stormwater

10.1.5 Development contributions will be required for the ongoing citywide upgrade in capacity of the network of pipes and streams that make up the stormwater system.

Roading

10.1.6 Development contributions will be required for the ongoing citywide upgrades of roads, public transport facilities, cycle ways, pedestrian walkways and associated infrastructure to facilitate growth.

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Reserves

10.1.7 Development contributions will be required in three catchments – a citywide catchment, an inner city catchment and for Greenfield development (in accordance with section B6.1.2 to B6.1.5 of this Policy).

10.2 Growth-related capital expenditure

10.2.1 The table in Appendix A (Table 1) sets out for each activity:

- the capital expenditure identified in the 2015/25 LTP that the Council expects to incur to meet the increased demand for network infrastructure and reserves resulting from growth
- the total amount of development contribution funding sought for that activity
- the proportion of the capital expenditure that will be funded by development contributions and other sources of funding.

10.2.2 Where Council anticipates funding from a third party (such as the New Zealand Transport Agency) for any part of the growth component of the capital expenditure budget, then this proportion is excluded from the costs used to calculate development contributions.

10.3 Capital costs already incurred in anticipation of growth

10.3.1 Development contributions will also be required from development to meet the cost of infrastructure capacity already incurred in anticipation of development where the Council has assessed it appropriate and reasonable.

10.3.2 For the purpose of this Policy, taking a development contribution for capital expenditure already incurred in anticipation of development is considered appropriate for the wastewater network infrastructure in the catchment areas of the Moa Point and Western treatment plants (Veolia), the Council's share of the Porirua Treatment Plant and for several water supply catchments but not for any of the other listed activities in section 1 above.

10.3.3 The capital expenditure already incurred prior to 1 July 2005 to meet increased growth demand for network infrastructure and reserves is summarised in Appendix A (Table 2).

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10.4 Use of development contributions

- 10.4.1 The Council will use development contributions either for or towards the capital expenditure for which they were required, or for providing analogous reserves or infrastructure.
- 10.4.2 Where a development contribution is received for capital expenditure that has already been incurred by the Council, the Council will have met its obligations under the Local Government Act 2002 that relate to the use of the development contributions, unless a refund is due.
- 10.4.3 Where the Council has received development contributions for reserves, in addition to the powers governing the use of development contributions for reserves in the Local Government Act 2002, the Council must use the land or cash received as follows:
- cash - within 20 years of it being received
 - land - within 10 years of it being received, unless a longer period is agreed with the party who paid the contribution. (Note: in all circumstances the Council will seek to reach such an agreement).

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11 How development contributions have been calculated

11.1 Local Government Act 2002 Requirements

11.1.1 Section 201(1)(a) of the Local Government Act 2002 requires this Policy to include, in summary form, an explanation of and justification for the way each development contribution in the schedule to this Policy is calculated.

11.1.2 In summary, each contribution has been calculated in accordance with the methodology set out in Schedule 13 of the Local Government Act 2002, by using the following seven step process:

Step	Explanation	Local Government Act 2002 Reference
One	<p>Define catchments</p> <ul style="list-style-type: none"> ▪ A catchment is the area served by a particular infrastructure, eg reservoirs, pumping stations and pipes. ▪ Catchments are defined with reference to characteristics of the service, the common benefits received across the geographical area supplied and judgement involving a balance between administrative efficiency and the extent of common benefits. 	Sch 13 (1) (a)
Two	<p>Identify 10-year capital expenditure resulting from growth</p> <ul style="list-style-type: none"> ▪ The proportion of total planned costs of capital expenditure for network and infrastructure, parks and reserves from the LTP resulting from growth. ▪ Growth costs (capacity increase to cater for new entrants) can be funded in full or in part by using development contributions. This is one of three components of the total 10-year capital costs budgeted in the LTP, the other two components being level of service improvements and renewals. These two costs must be met from funding sources other than development contributions. ▪ Justification for the level of growth capital expenditure should be supported by financial management funding considerations (refer to 9 above) and show significant assumptions and impacts of uncertainty. 	S 106 (2) (a) and Sch 13 (1) (a) S 106(2) (a) S 101 (3) (a) S 201 (1) (b)
Three	<p>Identify the percentage of growth related 10-year capital expenditure to be funded by development contributions</p> <p>Unless the Council wishes to reduce fees for clear policy</p>	S 106 (2) (b)

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Step	Explanation	Local Government Act 2002 Reference
	<p>reasons, this is likely to be fully funded by development contributions in most cases, because:</p> <ul style="list-style-type: none"> ▪ it directly relates to the planned capital expenditure set out in the LTP and detailed in the Council's Asset Management Plans and ▪ the capital expenditure for growth can be reasonably identified. 	
Four	<p>Identify the appropriate units of demand</p> <p>The selected unit of demand is Equivalent Household Units (EHUs) calculated as follows:</p> <ul style="list-style-type: none"> ▪ For a Greenfield development, an allotment, eg in Northern Growth developments the average lot size is 550 - 600m². ▪ EHUs will be applied uniformly for each lot regardless of size for reasons of administrative simplicity and lot size is not considered to have a material impact on demand. ▪ For non-residential development, 42m² (based on average space per office worker of 16m² and an average number of persons per household in the Wellington region of 2.6 (per the 2013 census and Forecast ID) or by self-assessment supported by an impact report or by special assessment whereby the Council prepares an impact report as a basis for assessment. ▪ For an infill development, a residential dwelling as defined in clause 5 - Definitions. 	Sch 13 (1) (b)
Five	<p>Identify the designed capacity (in units of demand) provided for growth</p> <ul style="list-style-type: none"> ▪ The designed capacity may vary between different types of infrastructure. In many cases it will be considered economically prudent to provide spare growth capacity considerably beyond current 10-year expectations. For example, large scale, high cost citywide infrastructure such as a sewerage treatment plant will have significantly more designed capacity for growth than ongoing roading improvements. ▪ Costs are recovered across the full designed number of EHUs. Projected growth in EHUs over the 10 year period of the LTP will be relevant to the Council's budgeting of revenue but not to the calculation of the development contribution per EHU. 	Sch 13 (1) (b) & (2)
Six	<p>Allocate the costs to each unit of demand for growth</p> <ul style="list-style-type: none"> ▪ The development contribution charge per EHU is calculated by dividing the total capital expenditure resulting from growth (step two) by the designed units 	Sch 13 (1) (b)

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Step	Explanation	Local Government Act 2002 Reference
	of demand for growth (step five).	
Seve n	<p>Input results to comprehensive schedule of fees by catchment</p> <ul style="list-style-type: none"> ▪ A detailed schedule must be prepared as part of this Policy that enables the development contributions to be calculated by infrastructure type and catchment. ▪ This Policy will be supported by the significant assumptions made to determine the development contributions payable and their impacts, contribution and conditions and criteria for remission, postponement or refund, the valuation basis for assessment of maximum reserves and catchment maps. 	<p>S 201 (2)</p> <p>S 201 (1) (a)</p> <p>S 201 (1) (b), (c) & (d)</p>

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11.2 Significant assumptions

11.2.1 Section 201(1)(b) of the Local Government Act 2002 requires this Policy to state significant assumptions underlying the calculation of the schedule of development contributions.

System-wide view

11.2.2 In developing a methodology for the development contributions, the Council has taken a system-wide view in identifying the cumulative effect of development on infrastructure, ie by considering the infrastructure impacts on all ratepayers created by both individual and multiple developments across a catchment. For citywide catchments this means growth is proportionally reflected in total capital expenditure.

Planning horizon

11.2.3 The planning horizon varies by infrastructure type typically ranging from 10 years to more than 50 years. This is consistent with the Council's asset management planning. Longer horizons may result in larger capital expenditure for some projects but also means the costs are spread across a larger designed city capacity (ie greater number of EHUs).

Growth forecasts

11.2.4 The overall planning assumption is for a 7 percent increase in growth and capacity for renewals and upgrades for citywide catchments to take account of the impact on infrastructure of continuing growth within the city over the next 10 years.

Application of costing methods

11.2.5 Average costs have generally been applied to the allocation of capital expenditure between existing and new EHUs. In most cases, it is a difficult and complex exercise to determine incremental costs and average costs reflect a fair allocation of capital infrastructure costs to newcomers.

Cost of individual items of capital expenditure

The Council has used the best information available at the time of developing this Policy to estimate the cost of individual items of capital expenditure that will be funded in whole or part out of development contributions. It is likely that actual costs will differ from estimated costs due to factors beyond the Council's ability to predict, such as changes in price of raw materials, labour, etc, and the time of capital works. The Council will review its estimates of capital expenditure annually and adjust the LTP.

Financial assumptions

11.2.6 The following financial assumptions have been applied:

- All costs in this Policy are based on budgeted infrastructure prices and allowance has been made for inflation from 2010/11.
- Income generated from rates will be sufficient to meet the operating costs of growth related capital expenditure into the future.

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- All New Zealand Transport Agency subsidies will continue at present levels and eligibility criteria will remain unchanged.
- The methods of service delivery will remain substantially unchanged.

12 Application of methodology to specific activities

Development contributions are required both on a citywide basis and on a more localised catchment-by-catchment basis depending on the type of infrastructure and reserves, the type of development and the impact of development on infrastructure and reserves. Further details of the basis for the development contributions in this Policy are set out in Appendix B.

12.1 Citywide development contributions

12.1.1 Citywide fees are applied to:

- Network infrastructure – those systems 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 development contributions will comprise roads and the water supply, stormwater and wastewater reticulation networks.
- Reserves that are destination amenities used by groups from across the city such as the Botanic Gardens.

12.1.2 Increases in capacity resulting from growth are factored into the regular, ongoing renewal and upgrade work undertaken on these networks and reserves. Over a 10-year period these works typically comprise a variety of projects right across the city.

12.1.3 In estimating the cost proportion of additional growth-related capacity included in renewals and upgrades the Council has assumed that:

- Capacity increases are designed to reflect the overall level of growth in EHUs expected over the next 10 years;
- Growth for capacity planning purposes is estimated after consideration of projections of population, households and employment prepared by Forecast id, Infometrics Ltd and Statistics New Zealand.
- Average cost is a reasonable proxy for the incremental cost of additional capacity. The cost of additional capacity for development growth installed during renewal projects is limited to the appropriate proportion of materials costs as all other costs are deemed to relate to the renewal of the asset.

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Citywide water supply

- 12.1.4 The water supply reticulation system comprises a network of pipes and pumping stations supplying fresh water from 18 bulk water supply points around the city. Development growth reduces the level of service standards for water pressure for other households within the network although not necessarily for that new development. To maintain the level of service, additional capacity is continually built into the network either as specific upgrades or as part of the renewal programme.
- 12.1.5 Citywide water supply excludes the Northern Growth area (catchments I and J) as water is supplied directly from the bulk main and does not rely on the wider city network. The water supply distribution network in this area will be provided by developers at their cost as they develop through the area.

Citywide stormwater

- 12.1.6 Flooding has occurred in the past in the central city, Miramar, Karori, Island Bay/Berhampore, Kaiwharawhara and the Tawa basin. The lack of sufficient pipe capacity and the resulting need to implement flood protection works across the city is seen as one of the most significant impacts of continued development. Planned works are ongoing across the city as growth continues. The priorities for these works are determined after consideration of the impact of flooding, environmental risk, existing consent and potential growth.

Citywide wastewater

- 12.1.7 The wastewater reticulation system comprises a network of pipes and pumping stations clearing wastewater and sewage to the Moa Point, Western and Porirua treatment plants.
- 12.1.8 Development growth increases the volume of wastewater requiring additional capacity to be built into the network on an ongoing basis either as specific upgrades or as part of the renewal programme.

Citywide traffic and roading

- 12.1.9 The transport and roading network comprises the city's main arterial routes and secondary roads including related bridges, walls and embankments, footpaths, walkways and cycle ways, parking and public transport access and shelters.

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12.1.10 Development growth increases traffic volumes and congestion which adversely impact traffic flows, safety, and wear and tear on road surfaces. To maintain the level of service, additional works are required across the network on an ongoing basis. These works typically comprise many small projects right across the city over a 10-year period. Works are planned to approximately match expected growth to ensure cost effective use of the Council's resources and assets.

Citywide Reserves

12.1.11 Citywide reserves comprise amenities such as the Botanic Gardens and open spaces. They are destinations that provide active recreational facilities to the city community. Increased demand can come from anywhere within the city.

12.1.12 Growth impacts on these amenities in a number of ways including degradation in the quality of the amenity, overcrowding, changes in activities and usage by residents, etc. Capital works are continually required to upgrade these reserves to enable increased usage and to purchase new land and assets. Works are planned to cater for growth to ensure cost effective use of the Council's resources and assets.

12.2 Development contributions for specific catchment areas

12.2.1 In addition to citywide development contributions, capital works are required to mitigate the impacts of development growth in clearly defined catchments. Examples include:

- a new water reservoir designed to provide capacity for a development (i.e. an identifiable catchment of EHUs)
- a new link road to provide a subdivision with access to main arterial roads
- development of local infrastructure such as an open space to service a new subdivision or to cater for additional growth in household units within existing suburbs or the inner city.

12.2.2 It is anticipated that specific catchments will be defined from time to time as specific local works are required to mitigate the impact of growth on the local community. There are specific catchments for water supply, wastewater, reserves and roads.

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Specific catchments for roading and associated infrastructure

- 12.2.3 The future urban development of the land currently used for port and railyards will generate a substantial amount of new vehicle traffic onto an important gateway route into and out of the city as well as substantial increase in pedestrian numbers between the new development, public transport hubs and the rest of the central city. This will require improvements to be made to the road corridor and to key intersections to facilitate this growth and ensure that congestion is managed appropriately.
- 12.2.4 Therefore a sub-catchment has been defined based on the areas of future development which will generate the majority of the increased traffic and turning movements
- 12.2.5 Specific catchments for roading and associated infrastructure have also been defined in the Northern Growth area, the Johnsonville Town Centre and the Adelaide Road development. Further details are provided in Appendix B (B5.1)

Water supply catchments

- 12.2.6 There are 13 specific water supply catchments where water reservoirs and pumping station upgrades are required to provide for growth, either to provide the necessary water storage capacity based on projected population or to increase the level of service to enable further development.
- 12.2.7 The water supply catchments comprise:
- Roseneath
 - Karori
 - Brooklyn-Frobisher
 - Kelburn
 - Johnsonville-Onslow
 - Ngaio
 - Churton-Stebbing
 - Grenada-Lincolnshire
 - Newlands
 - Melrose
 - Central and Coastal
 - Tawa
 - Wadestown

Wastewater catchments

- 12.2.8 Three wastewater catchments have been defined around the service areas of the three wastewater treatment plants:
- Moa Point
 - Western (Karori)
 - Porirua (Northern Suburbs).
- 12.2.9 The Veolia treatment plants (Moa Point and Western) were built with the intention of providing significant capacity for growth over a long period of time, with Moa Point having the capacity to service twice the current population. Development contributions will be used to recover the costs of this additional capacity against new developments.

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Reserves – inner city

12.2.10 The growth in residential apartments is increasing demand for additional local reserves. This requires the redevelopment of existing reserves to accommodate additional usage and the purchase of additional inner city land to create new reserves.

Therefore, an inner city catchment has been defined where the predominant users of these reserves are local inner city residents

Reserves – Greenfield development

12.2.11 Any development falling within the definition of Greenfield development is required to meet the Council's policy for reserves (in accordance with section B6.1 of this Policy). Generally, developers contribute appropriate areas of land and either develop the reserve themselves or the Council develops the reserve and charges a contribution per allotment.

Reserves - other

12.2.12 Current reserve management policies indicate that other areas are adequately provided with local reserves and open space (except for citywide reserves). As further reserves management plans are developed, new local reserves may be required in established suburbs as a result of infill development growth.

12.3 Application of s101(3) of the Local Government Act 2002

12.3.1 The Council has considered each of the above catchment and citywide categories, and determined the fees payable for each per EHU, based on the benefits accrued. The development contribution calculation is considered to be reasonable and does not need to be amended for the overall impact of the allocation of liability on the community.

Appendix A - Tables 1 - 4

Table 1 - Capital Expenditure from the 2015-25 LTP

Activity	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)
Parks and Reserves - Catchment	0	0
Parks and Reserves -City Wide	61,140	4,000
Transport - Catchment	33,836	14,834
Transport - City Wide	292,123	19,516
Storm Water - City Wide	57,548	1,450
Wastewater - City Wide	125,013	0
Water Supply - Catchment	52,850	32,051
Water Supply - City Wide	146,904	3,213
Total	769,414	75,063

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Table 2 - Capital expenditure prior to 1 July 2005

Activities	Total Capital expenditure incurred prior to 1 July 2005 in anticipation of development to be funded by development contributions (\$000)
Water Supply	5,933
Wastewater	61,662
Stormwater	0
Roading	0
Parks and Reserves	0
Total	67,595

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Table 3 - Citywide development contributions

Citywide development contributions	\$ per EHU (ex Gst)
Water Supply	\$ 337
Wastewater	\$ 121
Stormwater	\$ 165
Roading	\$ 1,312
Reserves	\$ 604
Total Citywide development Contributions for residential developments	\$ 2,539

* The stormwater component is only applicable to the greatest number of EHUs on any floor in non- residential or multi-unit residential developments. For example, a three storey residential development with three two bedroom units on each floor would be liable for \$495 for stormwater.

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Table 4 - Specific catchment related development contributions

Wastewater

Wastewater catchment development contributions	\$ per EHU (ex GST)
Central (Moa Point) Catchment	\$ 1,185
Western (Krori) catchment	\$ 2,440
Northern catchment	\$ 722

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Water Supply

Water supply catchment based development contributions	\$ per EHU (ex Gst)
Roseneath	\$ 3,267
Karori	\$ 1,724
Beacon Hill	\$ -
Brooklyn Frobisher	\$ 1,575
Kelburn	\$ -
Johnsonville Onslow	\$ 1,583
Ngaio	\$ -
Maldive	\$ -
Churton - Stebbings	\$ 2,939
Grenada - Lincolnshire	\$ 4,082
Maupuia	\$ -
Newlands	\$ -
Melrose	\$ 1,775
Central and Coastal	\$ 998
Tawa	\$ -
Wadestown	\$ 2,487

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Transport

	\$ per EHU (ex GST)
Transport	
Churton - Stebbings	\$ 4,067
Grenada - Lincolnshire	\$ 3,643
Pipitea Precinct	\$ 2,467
Adelaide Road	\$ 3,856
Johnsonville Town Centre	\$ 2,203

Reserves

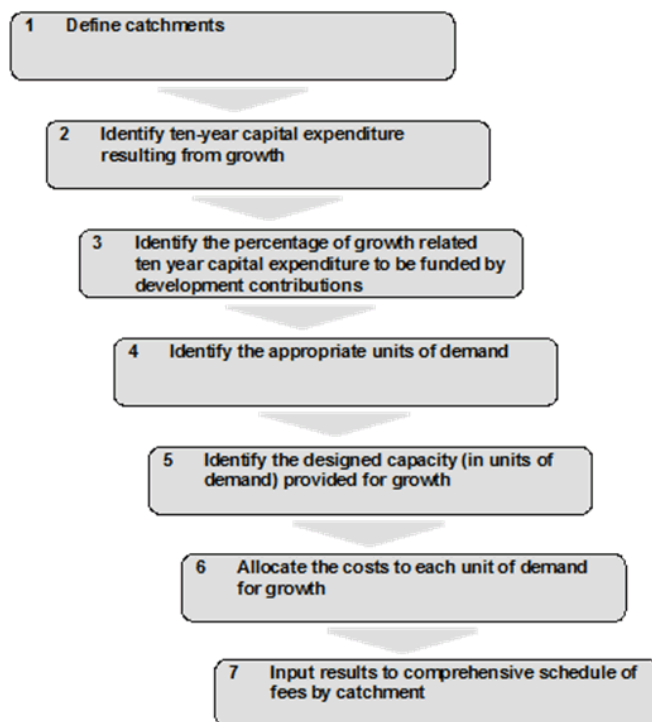
	\$ per EHU (ex GST)
Reserves	
Inner city catchment - residential	\$ 1,415
Greenfield development	(To be calculated under B6.1 based on Council's policy for reserves)

Appendix B - Methodology

Calculation of development contribution levies based on the methodology

B1.1 Introduction

B1.1.1 This Policy sets out the methodology for calculating development contributions. In summary, the methodology comprises the following seven steps.



B1.1.2 The capital works expenditure and the basis of calculation of development contributions for each of the infrastructure areas is set out below for:

- (a) A citywide catchment for water supply, stormwater, waste water, roading and reserves
- (b) Water supply catchments
- (c) Wastewater catchments
- (d) Roothing catchments
- (e) An inner city catchment for reserves

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B2.1 Citywide

B2.1.1 The capital works expenditure and the basis of calculation of development contributions for citywide water supply, stormwater and roading is set out in the table below. It identifies the capital expenditure in the Council's 2015-25 LTP, the proportion relating to growth less subsidies received from other parties to arrive at the total net contribution amount. This is divided by the estimated citywide growth in equivalent household units (EHUs) to determine the citywide development contribution payable.

Activity	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	City Wide Development Contribution Amount
Parks and Reserves -City Wide	183,526	10,554	\$ 604
Transport - City Wide	419,521	22,940	\$ 1,312
Storm Water - City Wide	114,739	2,879	\$ 165
Wastewater - City Wide	210,125	2,108	\$ 121
Water Supply - City Wide	257,067	5,897	\$ 337
Total	1,184,978	44,378	\$ 2,539

B3.1 Water Supply

B3.1.1 The following table sets out the water supply catchments where capital works incorporate additional capacity to allow for growth. Development contributions recover the cost of having provided that additional capacity for growth. The calculation is based on the capital expenditure relating only to the additional capacity for growth divided by the estimated EHUs available for growth.

Water reservoirs and pumping station upgrades and renewals

Water Supply Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Roseneath	5,803	828	3,267
Karori	8,620	4,595	1,724
Beacon Hill	580	0	-
Brooklyn Frobisher	6,420	2,456	1,575
Kelburn	2,276	0	-
Johnsonville Onslow	8,920	6,344	1,583
Ngaio	0	0	-
Maldive	0	0	-
Churton - Stebbings	4,643	4,643	2,939
Grenada - Lincolnshire	6,490	6,490	4,082
Maupuia	101	0	-
Newlands	590	93	-
Melrose	2,500	1,806	1,775
Central and Coastal	25,650	13,592	998
Tawa	0	0	-
Wadestown	6,690	4,081	2,487
Total	79,283	44,928	

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B4.1 Wastewater

B4.1.1 Wellington City utilises three treatment plants. Each plant was built with additional capacity to provide for significant growth. Development contributions recover part of the cost of having provided that additional capacity for growth. The cost per EHU is calculated as follows:

Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Central (Moa Point)	136,700	52,577	1,185
Western (Karori)	12,200	4,692	2,440
Northern (Porirua)	6,850	2,635	722

B5.1 Roading and associated infrastructure

B5.1.1 Three traffic and roading catchments are identified for new roads. Two come as part of the Northern Growth Management Plan. The third recognises the response to growth around the port and rail yards land at the northern gateway to the city.

This capital expenditure is included in capital projects CX311, CX377 and CX493 respectively as budgeted in the Council's LTP and related amendments. The calculation of development contributions in the following table identifies the proportion of the capital expenditure relating to growth divided by the estimated growth in EHUs.

Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Churton - Stebbings	13,491	5,531	4,067
Grenada - Lincolnshire	12,771	9,068	3,643
Pipitea Precinct	16,080	9,487	2,467
Johnsonville Town Centre	14,139	2,710	2,203
Adelaide Road	12,747	3,268	3,856

B5.1.2 Two catchments are identified for centre-based developments. Both the Adelaide Road and Johnsonville Town Centre developments have significant growth components.

Adelaide Road: While many of the key outcomes for Adelaide Road are locally focused (such as providing for more high-quality residential growth, recognising and protecting employment opportunities while enabling a transition to suitable 'new economy')

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activities and strengthening the local community) there is also a strong emphasis on improving the Adelaide Road transport corridor for multiple forms of transport.

The Council has determined that, for the purposes of calculating development contributions, the benefits to the local community should be regarded as equivalent, in aggregate, to the benefits to the wider community. The benefits to the wider growth community have been assessed on a citywide basis for two key reasons:

- There are key citywide destinations south of Adelaide Road, in particular the hospital. All of Wellington will benefit, for example, from quicker ambulance access to Wellington Hospital
- Allocating the costs on a citywide basis is consistent with the approach to other similar roading projects.

Johnsonville Town Centre: Council has determined that development contributions for the Johnsonville Town Centre development should be solely catchment based. While other communities will clearly derive a benefit, the Town Centre Plan is primarily concerned with managing growth in the Town Centre, from which the existing Town Centre community and future developers will derive the principal benefit. While Johnsonville Town Centre will become a more attractive retail and business destination, increased activity will translate directly to economic benefits for those in the Town Centre. Johnsonville is not a key access route to the same extent as Adelaide Road. Alternatives that do not involve going through the Town Centre are available to many in the wider catchment, and some of the growth community in the Northern Growth area are already paying for improved alternative access to major transport routes specifically through development contributions.

B6.1 Reserves

Inner city reserves catchment

B6.1.1 In line with the Local Government Amendment Act which was passed in August 2014, the charges for non-residential developments have been removed. It is important to note that only the portion deemed to benefit residential properties is charged to residential developments. The calculation of the development contribution for inner city residential reserves is set out as follows:

- (a) Determine inner city catchment comprising Lambton and Te Aro census area units.
- (b) Determine capital expenditure for inner city reserves as follows:

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Catchment	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Development Contributions per EHU
Inner City Parks	10,062	10,062	1,415

(c) Reserves are assumed to benefit both existing residents and newcomers equally. Therefore, the cost is divided by existing and projected EHUs over a 10-year period. Total projected EHUs are estimated to be:

- residential EHUs	3,183	
- non-residential EHUs	31,406	
	<u>34,589</u>	EHUs

(d) Residents are considered to have eight hours per day of potential use (100 percent) whereas workers have one hour per day (12.5%). Potential usage by others (residents living outside the central city and visitors) is not considered significant.

(e) Allocating costs results in the following contributions:

$$\begin{aligned} \text{Residential} &= \text{projected capital cost divided by projected residential units weighted by number of projected residential EHUs to total EHUs} \\ &= \$10,062,426 \times 44.77\% / 3,183 \text{ or } \$1,415 \text{ per residential EHU} \end{aligned}$$

Greenfield reserves

B6.1.2 'Greenfield developments' are those that create new residential or rural residential areas as opposed to infill type subdivision where sections within established urban areas are subdivided. New households in Greenfield developments have both citywide and local purpose reserve needs.

B6.1.3 The local purpose contribution comprises local and community reserves and is calculated on a case by case basis as follows:

- The land is given in lieu of contributions at an agreed valuation.
- The costs of land development are paid as development contributions to the Council by the developer.

B6.1.4 This provides a method for defining a minimum standard for a new community or local park which addresses both the quality of the undeveloped land and the quality of facilities to be provided in the park for recreational use. It allows a dollar figure, per allotment in a subdivision, to be calculated to fund both the acquisition of the land and its physical development. Actual costs will vary according to the size of the specific park.

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B6.1.5 In reaching agreements with developers, the Council will require that, in any case where the Council intends to develop infrastructure on reserve land, the capital expenditure costs involved are covered by development contributions in monetary form, rather than by vested land of greater value than required.

Open space land acquisition

B6.1.6 Residential growth impacts the city's needs for open space in a number of ways including altering the ratio of hectares of green belt per head of population. While the existing population derives some benefit from additional open space, this benefit is offset by the increased utilisation of existing open space by the 'growth population'.

B6.1.7 Allocating capital expenditure for open space land acquisition currently identified as necessary for growth will provide for the purchase of open space of city-wide benefit with ecological, landscape and/or recreational value. In some instances, land acquired in the context of Greenfield developments operates as a city-wide asset and should therefore be funded through a city-wide residential development contribution.

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B7.1 Schedule of assets for which development contributions will be used

Development Contribution Category	Project Description	Sub-Project Description	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Total Cost of Capital Works to be funded from other sources (\$000)	Growth EHU	Residential Development Contribution Amount	Non-Residential Development Contribution Amount
Reserves - Catchment	Grenada - Lincolnshire	Community park - Lincolnshire Farm land development	767	767	0	2,600	295	0
	Inner City Parks	Cobblestone Park	1,122	1,122	0	3,183	158	0
	Inner City Parks	Glover Park	1,711	1,711	0	3,183	241	0
	Inner City Parks	Hanahs Courtyard	7	7	0	3,183	1	0
	Inner City Parks	Midland Park	870	870	0	3,183	122	0
	Inner City Parks	Taranaki/Courtenay Park	1,056	1,056	0	3,183	149	0
	Inner City Parks	Te Aro Park	33	33	0	3,183	5	0
	Inner City Parks	Victoria/Manners Park	39	39	0	3,183	5	0
	Inner City - Waikangi Park	Waikangi Park	5,225	5,225	0	3,183	735	0
	Other Inner City Parks	Inner City Park	0	0	0	3,183	0	0
	Total Inner City Parks		10,062	10,062	0		1,415	0
Parks and Reserves - Catchment Total			10,829	10,829	0		1,710	0
Reserves - City Wide	Central City Framework		15,212	0	15,212	17,478	0	0
	Central City Lighting and Greening		2,370	236	2,134	17,478	13	0
	Central City Squares and Parks		2,006	(0)	2,006	17,478	(0)	0
	Glyde Quay/Oriental Bay		249	25	224	17,478	1	0
	Gobham Drive beach		774	70	704	17,478	4	0
	Evans Bay patent slip		1,155	12	1,143	17,478	1	0
	Parks and Gardens		1,299	121	1,178	17,478	7	0
	Property Purchases - Reserves		6,355	2,616	3,739	17,478	150	0
	Suburban greening initiatives		305	31	275	17,478	2	0
	Wain Waterfront Development		96,243	3,441	92,802	17,478	197	0
	Central city golden mile		5,410	0	5,410	17,478	0	0
	Skateboard facilities		111	11	100	17,478	1	0
	Oriental Bay beach		1,821	182	1,639	17,478	10	0
	Playgrounds		5,284	508	4,777	17,478	29	0
	Park Structures		5,153	144	5,009	17,478	8	0
	Coastal		3,440	239	3,200	17,478	14	0
	Artificial Surfaces		564	28	536	17,478	2	0
	Sportsfields		11,269	440	10,828	17,478	25	0
	Botanic Garden		7,923	241	7,682	17,478	14	0
	Walkways		5,806	715	5,090	17,478	41	0
	Parks Infrastructure		3,162	48	3,113	17,478	3	0
	Town Belt & Reserves		5,903	1,275	4,628	17,478	73	0
	Cog Park		1,713	171	1,542	17,478	10	0
	Parks and Reserves - City Wide Total		183,525	10,554	172,971		604	0
Storm Water - City Wide	Stormwater Flood Protection		5,791	145	5,646	17,478	8	0
	Stormwater - Network		108,948	2,735	106,213	17,478	156	0
	Storm Water - City Wide Total		114,739	2,879	111,859		163	0
Transport - Catchment	Adelaide Road		10,051	2,800	7,251	848	3,304	0
	Adelaide Road		2,696	468	2,228	848	552	0
	Total Adelaide Road		12,747	3,268	9,479	848	3,856	0
	Churton - Stebbings		1,428	586	843	1,360	431	0
	Churton - Stebbings		2,956	1,212	1,744	1,360	891	0
	Churton - Stebbings		9,107	3,734	5,373	1,360	2,746	0
	Total Churton - Stebbings		13,491	5,531	7,960	1,360	4,067	0

Wellington City Council – 2015/16 Draft Development Contributions Policy

Development Contribution Category	Project Description	Sub-Project Description	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Total Cost of Capital Works to be funded from other sources (\$000)	Growth EHU Contribution Amount	Residential Development Contribution Amount	Non-Residential Development Contribution Amount
	Grenada - Lincolnshire	Mark Ave Extension	2,639	2,016	823	2,489	810	810
	Grenada - Lincolnshire	Mark Ave to Grenada North	1,858	1,319	539	2,489	530	530
	Grenada - Lincolnshire	Mark Ave to Lincolnshire	3,625	2,574	1,051	2,489	1,034	1,034
	Grenada - Lincolnshire	Woodridge to Lincolnshire	4,449	3,159	1,290	2,489	1,269	1,269
	Total Grenada - Lincolnshire		12,771	9,068	3,704	2,489	3,643	3,643
	Johnsonville Town Centre		6,339	2,710	3,629	1,230	2,203	2,203
	Pipitea Precinct		16,080	9,487	6,593	3,846	2,467	2,467
	Transport - Catchment Total		61,428	30,064	31,365		16,236	16,236
Transport - City Wide	Bus Priority Planning		31,962	2,406	29,556	17,478	138	138
	Vehicle Network New Roads		1,467	463	1,005	17,478	26	26
	Pedestrian Network Accessways		5,613	561	5,052	17,478	32	32
	Pedestrian Network Structures		2,794	156	2,638	17,478	9	9
	Residential street lighting		198	11	187	17,478	1	1
	Road Corridor New Walls		37,608	2,115	35,493	17,478	121	121
	Road Risk Mitigation		14,323	663	13,660	17,478	38	38
	Shape & Camber Correction		59,335	3,323	56,012	17,478	190	190
	Special pavement surfaces		386	39	347	17,478	2	2
	Northern Growth Management Framework		0	0	0	17,478	0	0
	Roadway Capacity		6,065	606	5,458	17,478	35	35
	Safety Street Lighting		11,747	181	11,566	17,478	10	10
	Walking		6,412	641	5,771	17,478	37	37
	Footpath extensions		0	0	0	17,478	0	0
	Roadside Parking		4,677	468	4,209	17,478	27	27
	Thin Asphalt Road Surface		23,844	1,335	22,509	17,478	76	76
	Reseals		33,067	1,852	31,216	17,478	106	106
	Presal Preparation		41,522	2,325	39,196	17,478	133	133
	Roadway and city centre		165	17	149	17,478	1	1
	Accident reduction		165	9	156	17,478	1	1
	Sumps Flood Mitigation		5,474	309	5,165	17,478	18	18
	Traffic and street signs		20,591	0	20,591	17,478	0	0
	Rural road		1,356	86	1,271	17,478	5	5
	Service Lane		1,355	77	1,278	17,478	4	4
	Research and development		30	3	27	17,478	0	0
	Cycling		51,577	2,396	49,181	17,478	137	137
	Passenger transport network		281	28	253	17,478	2	2
	Tunnel and bridge		18,442	1,037	17,405	17,478	59	59
	Minor Safety		18,139	839	17,301	17,478	48	48
	Traffic calming		591	28	563	17,478	2	2
	Tawa road		74	7	67	17,478	0	0
	Bus shelter		343	34	309	17,478	2	2
	Safer Roads		19,917	925	18,992	17,478	53	53
	Transport - City Wide Total		419,521	22,940	396,582		1,312	1,312

Wellington City Council – 2015/16 Draft Development Contributions Policy

Development Contribution Category	Project Description	Sub-Project Description	Total Cost of Capital Works (\$000)	Total Growth Component to be funded by Development Contributions (\$000)	Total Cost of Capital Works to be funded from other sources (\$000)	Growth EHU	Residential Development Contribution Amount	Non-Residential Development Contribution Amount	
Wastewater - Catchment	Central (Moa Point)	Central (Moa Point) Treatment Plant	136,700	52,577	84,123	44,379	1,185	1,185	
	Northern (Porirua)	Northern (Porirua) Treatment Plant	6,850	2,635	4,215	3,648	722	722	
	Western (Karori)	Western (Karori) Treatment Plant	12,200	4,692	7,508	1,923	2,440	2,440	
Wastewater - Catchment Total			155,750	59,904	95,846		4,347	4,347	
Wastewater - City Wide	Wastewater - Network		210,125	2,108	208,017	17,478	121	121	
Wastewater - City Wide Total			210,125	2,108	208,017		121	121	
Water Supply - Catchment	Beacon Hill	Water - Network	580	0	580	0	0	0	
	Brooklyn Frobisher	Water - Network	6,420	2,456	3,964	195	1,575	1,575	
	Central and Coastal	Water - Network	25,650	13,592	12,058	18,642	998	998	
	Churton - Stabbings	Water - Network	4,643	4,643	0	1,580	2,939	2,939	
	Grenada - Lincollsire	Water - Network	6,490	6,490	(0)	1,590	4,082	4,082	
	Johnsonville Onslow	Water - Network	8,920	6,344	2,576	1,183	1,583	1,583	
	Karori	Water - Network	8,620	4,595	4,025	858	1,724	1,724	
	Kelburn	Water - Network	2,276	0	2,276	0	0	0	
	Maldive	Water - Network	0	0	0	0	0	0	
	Maupua	Water - Network	101	0	101	0	0	0	
	Melrose	Water - Network	2,500	1,806	694	429	1,775	1,775	
	Newlands	Water - Network	590	93	497	1,388	0	0	
	Ngalo	Water - Network	0	0	0	142	0	0	
	Roseneath	Water - Network	5,803	828	4,975	198	3,267	3,267	
	Tawa	Water - Network	0	0	0	0	0	0	
	Wadestown	Water - Network	6,690	4,081	2,609	888	2,487	2,487	
	Water Supply - Catchment Total			79,283	44,928	34,355		20,429	20,429
	Water Supply - City Wide Total	Water - Network		158,389	2,200	156,190	17,478	126	126
		Water - Reservoir/Pump Station		98,678	3,698	94,981	17,478	212	212
Water Supply - City Wide Total			257,067	5,897	251,170		337	337	

INVITATION TO JOIN HUAWEI DELEGATION

Purpose

1. The Wellington Phoenix Football Club (FC) has been invited to take part in the 2015 Hong Kong Soccer 7s being held on Queen's Birthday Weekend 30 May – 1 June 2015. Huawei is providing sponsorship to make this tour possible.
2. The Phoenix and Huawei NZ have extended an invitation to Deputy Mayor Justin Lester, Councillor Paul Eagle and Councillor Nicola Young to join the group visiting Hong Kong and travel to the company's laboratories at the Huawei Headquarters in Shenzhen and well as Shanghai and Beijing.
3. Council delegations require all elected member foreign travel to be approved. As the next meeting of the Governance, Finance and Planning Committee is not scheduled until 30 April 2015, this paper has been placed on the Council agenda to enable the Council to respond to the invitation.

Recommendations

It is recommended that the Council:

1. Receive the information.
2. Agree to accept the invitation for Deputy Mayor Justin Lester and Councillors Paul Eagle and Nicola Young to attend the Hong Kong 7s in May/ June 2015 with associated visits to Huawei offices in Shenzhen, Shanghai and Beijing.
3. Note that the costs of the delegation are being met by Huawei and that there is no cost to Council for Councillor attendance, other than purchasing carbon credits to offset the carbon emissions created by the flights.

Background

4. 2015 is the tenth anniversary of Huawei's establishment in New Zealand. Over the last couple of years, football and the Phoenix have been helpful in better connecting Huawei to the Wellington market. This tour to Hong Kong and China acknowledges and recognises the mutual benefits of the relationship and provides an opportunity to consider how the connection could be enhanced.
5. The Hong Kong Soccer 7s is similar to the Rugby 7s that Hong Kong and Wellington have held successfully. This event's high quality is evidenced by the English Premier League club Manchester City's win in 2014 and the feedback from members of the Phoenix squad who have taken part in the tournament with Australian clubs.
6. This is the first time Wellington has been invited to participate which shows the progression of the club's overseas recognition. With the Phoenix at the top of the A-League (at the time the invitation was extended) this is a high profile opportunity to take the team to the world.
7. The proposed itinerary is to depart Wellington for Hong Kong on the evening of Thursday 28 May and return the following week. The visit would include time at the company's laboratories at the Huawei Headquarters in Shenzhen as well as Shanghai and Beijing.

Discussion

8. Huawei is a global company, operating in over 140 countries with over 170,000 staff, and has made New Zealand a priority area of focus for their organisation at the present time. Huawei works with all major telecommunications companies in New Zealand. Last year they began significant projects with 2degrees and Spark New Zealand. The Joint Innovation Partnership they commenced with Spark has seen a world-first deployment of 700 MHz spectrum for a 4G mobile network at the Waikato Fieldays event.
9. In 2014 Huawei launched an Enterprise Business Unit which will see a sharp focus on innovation and create new opportunities for partnerships with New Zealand companies. There is potential to emulate locally what has happened in other markets where Huawei has identified niche suppliers. For example Huawei already source chip-sets for mobile handsets from Rakon, whose headquarters are in Auckland, and currently around 200 Australian ICT sector companies supply their niche products to Huawei.
10. Huawei are also working on potential Innovation Partnerships in New Zealand. They are in discussion with Auckland Council, regarding its Grid AKL innovation campus, and with Victoria University of Wellington, regarding a mobile technology research and development partnership.
11. Another area of growing focus for Huawei in New Zealand is in 'Smart City' technology. With the roll out of 4G networks and the Government's Ultra-Fast Broadband initiative, there is the opportunity for new technologies to change the way communities function and interact, particularly with the evolution of 5G mobile.
12. Huawei are keen to provide an opportunity for Wellington City Council to better understand the work they are doing in supporting the evolution of 'Smart Cities' and explore possibilities that might exist to further a partnership with Wellington and its own exciting innovation ecosystem. They also seek to demonstrate the work they are doing in the innovation research and development space, particularly around mobile network deployment and the world leading work they are doing on 5G technologies.
13. Huawei and Spark have recently begun to trial cutting edge 'Small Cell' 4G mobile technology at Westpac Stadium, which guarantees high quality coverage. Through global partnerships with other football teams, including Borussia Dortmund and Arsenal, they have been able to deploy Smart Stadium technology including WiFi. The company is keen to investigate how similar innovation and expertise could enhance the fan experience at Westpac Stadium in Wellington.
14. Huawei has previously invested in developing their relationship with Wellington and hosted Councillor Coughlan at their Shanghai Base in June 2012. Huawei are keen to grow the group who have visited their headquarters and this invitation is an opportunity to investigate how Huawei and Wellington City Council could work together to connect local companies with their global technology sourcing and procurement teams. The invited Councillors have been supportive of the company's relationship with the Phoenix and active in discussions about further opportunities in the City. Huawei also feels that the invitation represents a good balance amongst the group with both new and longer standing Councillors invited.

Conclusion

15. Council delegations require all elected member foreign travel to be approved, and this report provides information to enable the Council to respond to the invitation from the Phoenix and Huawei NZ for three Councillors to attend the Hong Kong Soccer 7s and to visit the Huawei Headquarters in Shenzhen.

Attachments
Nil

SUPPORTING INFORMATION

Consultation and Engagement

Not applicable

Treaty of Waitangi considerations

Not applicable

Financial implications

If Council decides to take part in this delegation, then Huawei will cover all costs associated with the travel and accommodation for Councillors. There will be no costs to Council arising from the participation of the Councillors.

Policy and legislative implications

Not applicable

Risks / legal

Not applicable

Climate Change impact and considerations

If approved, Council will purchase carbon credits to offset the emissions caused by international flights.

Communications Plan

Not applicable

4. Committee Reports

REPORT OF THE GOVERNANCE, FINANCE AND PLANNING COMMITTEE MEETING OF 26 MARCH 2015

Members: Mayor Wade-Brown, Councillor Ahipene-Mercer, Councillor Coughlan, Councillor Eagle, Councillor Foster, Councillor Free, Councillor Lee, Councillor Lester (Chair), Councillor Marsh, Councillor Pannett, Councillor Peck, Councillor Ritchie, Councillor Sparrow, Councillor Woolf, Councillor Young.

The Committee recommends:

WELLINGTON CITY COUNCIL STANDING ORDER AMENDMENTS

Recommendations

That the Council:

1. Agree to provide audio and audiovisual links to Council and its Committee meetings in accordance with the new provisions in Standing Orders 2.21 and 2.22.
2. Amend Standing Orders in accordance with the Local Government Act 2002, Schedule 7, clause 27(3) to:
 - I. Include new clauses in attachment 1.
 - II. 3.21.2 Keeping of Minutes:
Amend to read -
“The Chief Executive or his/her designated representative must keep the minutes of meetings. The minutes must record ...
 - *The names of those members present in person or by means of audio link or audiovisual link.”*
 - III. 3.23.2 Agenda to provide for public participation
Amend to include the words –
“The public participation procedure does not apply in respect of any hearing, including the hearing of submissions where the local authority, committee or subcommittee sits in a quasi-judicial capacity.”
 - IV. 3.23.3 Public participation where heard
Amend to read -
Public participation may be received by the local authority or any of its committees provided a written, oral or electronic application to address the meeting setting forth the subject, has been lodged with the Chief Executive by 12:00 noon of the working day prior to the meeting concerned, and has been subsequently approved by the chairperson.

The chairperson may refuse requests for public participation:

- (a) *that are repetitious or offensive;*
- (b) *where the person or group of people with a specific purpose or common view an interest group or organisation has been heard on the same item at committee prior to it being referred to Council for decision;*
- (c) *where the person or group of people with a specific purpose or common view an interest group or organisation has been heard on the same item at a subcommittee prior to it being referred to a committee for consideration or decision;*
- (d) *where the public participation relates to a matter that is subject to a statutory hearing process currently before the Council;*
- (e) *where the item does not fall within the scope of the agenda for a Council meeting;*
- (f) *where meetings are scheduled for the purpose of oral hearings only.*

1. *Provided that if public participation is declined under (e) that the Chairperson refers the public participant to the relevant Committee*

- V. 3.12.1 Any member present may move a motion or amendment

Amend to read -

“If the mover of an agenda item wishes to move an amendment to the motion, they must state at the time of moving the motion that it is being moved ‘pro-forma’, and following the seconding of the motion, immediately propose an amendment to the motion.

- VI. 3.12.8 – Amendment once moved

Amend to read -

“Except for reports from statutory hearing committees, when a motion has been moved and seconded, then proposed by the chairperson for discussion, an amendment may be moved or seconded by any member who has not spoken to the motion, whether an original motion or a substituted motion.

At a meeting of the Council, the mover or seconder of a motion for the adoption of the report of a committee may with the leave of the meeting only propose a minor amendment for the purpose of clarifying the intent of the report to ensure appropriate process is followed.

Notwithstanding the above, at a meeting of a committee, if the mover of an agenda item states the item is being moved ‘pro-forma’, the mover may also subsequently propose an amendment to the motion.”

- VII. 3.15.2 Second repeat where notice of motion rejected

Delete –

“If such a repeat notice of motion as provided for in Standing Order 3.15.1 is also rejected by the local authority, any further notice prior to the expiration of the original period of six months must be signed by a majority of all members, including vacancies.”

- VIII. Appendix E – Motions and Amendments: Amendment withdrawn by a majority decision
Replace “SO 3.10.3” with “SO 3.12.4”.

Attachments

Nil

REPORT OF THE COMMUNITY, SPORT AND RECREATION COMMITTEE MEETING OF 18 MARCH 2015

Members: Mayor Wade-Brown, Councillor Eagle (Chair), Councillor Free, Councillor Marsh, Councillor Peck, Councillor Ritchie, Councillor Sparrow, Councillor Woolf.

The Committee recommends:

**LOCAL APPROVED PRODUCTS POLICY. REPORT BACK FOLLOWING
CONSULTATION AND PROPOSED FINAL POLICY**

Recommendation

That the Council

1. Agree that the Local Approved Products Policy on psychoactive substances (attached as Attachment 1) be adopted.

Attachments

Attachment 1. Local Approved Products Policy

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Proposed Local Products Policy for the sale of approved psychoactive substances 2015

1. INTRODUCTION

The Psychoactive Substances Act 2013 (the Act) makes provision for territorial authorities to develop a Local Products Policy for the sale of approved psychoactive substances. Under sections 66 to 69 of the Act the Council may determine:

- the areas within the Wellington City District where approved products may be sold (e.g. suburbs versus the central business district or residential versus industrial versus shopping areas)
- the minimum distance between shops selling the approved products
- the minimum distance between shops selling approved products and sensitive sites
- different conditions for retail premises to conditions for premises used for wholesale or for internet purchase.

2. OBJECTIVES OF THE LOCAL PRODUCTS POLICY FOR THE SALE OF APPROVED PSYCHOACTIVE SUBSTANCES

The Act was enacted to control the importation, manufacture and sale of psychoactive substances in New Zealand to protect the health of, and minimise harm to, individuals who use psychoactive substances.

Licences must be obtained by people or businesses who wish to import, research, manufacture, wholesale and retail psychoactive substances and products. The Act also restricts the sale of these products (when approved) to persons aged 18 years and above. Before a product can be approved for use, the degree of harm must be assessed by the Authority on the advice of an expert advisory committee and evidence

Wellington City Council's Local Products Policy for the sale of approved psychoactive substances objective is to allow Wellington's communities some control around where approved products can be sold. In addition the objectives of this Policy are to:

- be legally robust, to align with the purpose and intent of the new laws that "regulate the availability of psychoactive substances in New Zealand to

protect the health of, and minimise harm to, individuals that use psychoactive substances” in a way that still enables approved products to be sold in the Wellington District

- be based on robust evidence to withstand any legal challenge
- help to reduce wider community harms from approved products
- reflect community preferences as a far as possible for where approved products can be sold (while aligning with the purpose and intent of the Act)
- provide a clear guide for the Psychoactive Substances Regulatory Authority for decisions on licence applications within the Wellington District.

3. PROVISIONS OF THE PSYCHOACTIVE SUBSTANCE

Retail premises licensed to sell approved products (including premises for internet sales) are only permitted:

- within the southern area of Wellington’s central business district (CBD) as show within the solid red boundary of the attached map; and
- at least 150 metres from all other retail or internet sales premises that are licensed to sell approved products; and
- at least 150 metres away from all of the following sensitive sites in Wellington: high schools/colleges and Wellington’s YMCA; and
- at least 50 metres away from all of the following sensitive sites in Wellington: primary schools, pre-schools or kindergartens; and
- at least 100 metres away from the Cuba Street play area.

Definition of separation distances

For the purposes of this policy the separation of distances are to be measured from the external legal boundary of each premise. Minimum separation distances would be based on premises that exist when a licence is applied for.

New Development

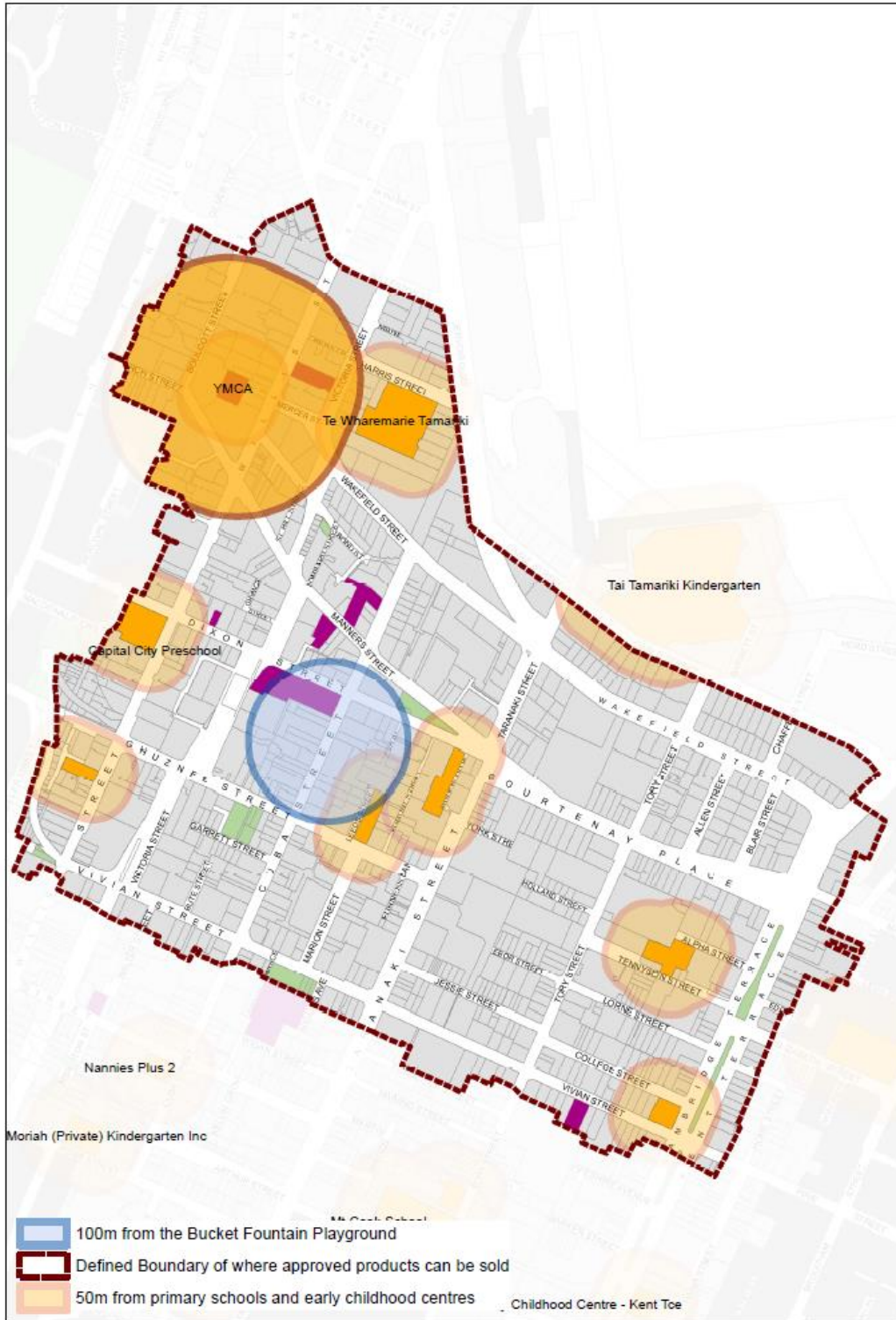
If a new premises that is a designated sensitive site opens within the minimum distance of an already licensed retail premises, the Council would work with that licensed premises to find an alternative location. For as long as a alternative location

Item 4.2 Attachment 1

is not available, the current location would be deemed to comply with the Local Approved Products Policy.

Map

The map below provides a visual guide to the areas where licensed retail premises are permitted.



REPORT OF THE ENVIRONMENT COMMITTEE MEETING OF 19 MARCH 2015

Members: Mayor Wade-Brown, Councillor Ahipene-Mercer, Councillor Foster, Councillor Free, Councillor Lee, Councillor Pannett (Chair), Councillor Ritchie, Councillor Sparrow.

The Committee recommends:

PROPOSED DISPOSAL OF DWELLINGS ONLY (NO LAND) LOCATED AT 329 MAKARA ROAD, MAKARA (CEMETERY RESERVE) AND 126 ORANGI KAUPAPA ROAD, NORTHLAND (TOWN BELT)

Recommendations

That the Council:

1. Agrees to dispose of the dwellings located at 329 Makara Road, Makara (Makara Cemetery) and 126 Orangi Kaupapa Road, Northland (Town Belt)
2. Delegate to the Manager of Parks, Sport and Recreation the power to take all actions necessary to dispose of these buildings, including: sale (if applicable), removal, demolition and asset write off.

Attachments

Nil

5. Public Excluded

Resolution to Exclude the Public:

THAT the Council :

Pursuant to the provisions of the Local Government Official Information and Meetings Act 1987, exclude the public from the following part of the proceedings of this meeting namely:

General subject of the matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
5.1 Minor Technical Amendment to Earlier Council Resolution	7(2)(h) The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.	s48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.
