

08 September 2022

Chris McCashin
Via FYI website

Kia ora Chris,

Three Waters Rates

Thank you for your request made under the Local Government Official Information and Meetings Act 1987 (the Act), received on 03 August 2022. You requested the following information:

These are just random sample properties that I have selected

*1 Willis Street
Rates Notices
2017 - 2022*

*113 The Terrace
Rates Notices
2017 - 2022*

*132 Owen Street
Newtown
Rates Notices 2017 - 2022*

Can you also please provide the following

- Any and all information done factoring in the loss of rates revenue from three waters rates*
- What work has been done in the LTP to estimate loss of three waters rates and where council will reduce spending accordingly*
- Has any work been done by WCC looking to attract new business to Wellington on the impending reduction of the commercial building rates*
- Also the property market is forecast to see property values decrease, please provide any and all information factoring in the loss of rates revenue for Capital Values when they decrease*

What are the likely projects that WCC will have to postpone. As a suggestion you could look to the following

- Library - "Consultation" that WCC undertook showed most people were in favour of demolishing this and building a new one. This would halve the cost here.*
- Cycleways - There is too much money allocated to cycleways that is destroying the aesthetic, safety and council finances. May I remind you, \$832m in debt*

- *Pedestrianizing Lambton Quay - \$70m proposed, you might as well burn \$70m and then shut the businesses on Lambton Quay*
- *Housing - infrastructure should be funded first rather than uneconomic housing*

Wellington City Council has granted your request for information. Please see the below answers to your questions.

Rates Notices

Rates information for properties is publicly available on our website from 2021, however anything beyond what is publicly available we can only provide to the ratepayer for privacy reasons:

[Property - Property search - Wellington City Council](#)

Information factoring in the loss of rates revenue from three waters rates:

- **What work has been done in the LTP to estimate loss of three waters rates and where council will reduce spending accordingly**
- **Has any work been done by WCC looking to attract new business to Wellington on the impending reduction of the commercial building rates**
- **Also the property market is forecast to see property values decrease, please provide any and all information factoring in the loss of rates revenue for Capital Values when they decrease**
- **What are the likely projects that WCC will have to postpone**

The Long-term Plan 2021-31 (LTP) was prepared without adjustments for future Three Waters Reform. The reasons for this are outlined in the Significant Forecasting Assumptions in Volume 2 of the LTP and were in line with the Society of Local Government Managers (SOLGM) advice on the treatment of reforms as outlined in their practice note *Three Waters Reform in the 2021–31 Long-Term Plans*.

In the Annual Plan 2022/23 (AP) the rates revenue relating to Three Waters (Activities 2.3, 2.4 and 2.5) is \$126m. If Council are no longer responsible for delivering three waters services, then the direct operational cost and capital expenditure will not be required, and Councils overall rates revenue will reduce accordingly. Rates revenue relates directly to the net operating costs of the Activities.

Commercial Sector ratepayers will continue to be charged rates in line with Councils Revenue and Financing Policy (also in volume two of the LTP). There will be no loss of revenue due to the movement of property values, the total rates requirement is driven by planned operating expense and the requirement to have a balance budget rather than property values. Property values are used to calculate what share of the total rates impost is paid by each rateable property. As such, we are not anticipating the need to postpone projects due to loss of rates revenue.

There is on-going work being done by WellingtonNZ to promote and attract new businesses to the Wellington region.

Below are some links related to the above which may be of use to you:

- [Our 10-Year Plan - Volume two \(wellington.govt.nz\)](https://www.wellington.govt.nz/)
- <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/plans-and-policies/annualplan/2022-23/wellington-city-council-annual-plan-2022-23.pdf?la=en&hash=672DEC643F1C299AABFC85CA0493AA03B309FE9C>
- [Rates - Rates explained - Wellington City Council](#)

Right of review

If you are not satisfied with the Council's response, you may request the Office of the Ombudsman to investigate the Council's decision. Further information is available on the Ombudsman website, www.ombudsman.parliament.nz.

Please note, we may proactively release our response to your request with your personal information removed.

Thank you again for your request, if you have any questions, please feel free to contact me.

Kind regards

Claudia Holgate

Senior Advisor, Official Information