

He pūrongo i mua i ngā pōti 2022

Pre-election Report 2022

**He tāone e whakaumu ana,
he rāngai e whakaumu ana**
A city in transition, a sector
in transition



LOCAL ELECTIONS



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



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**STAND FOR
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Ihirangi

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VOTE
FOR PŌNEKE



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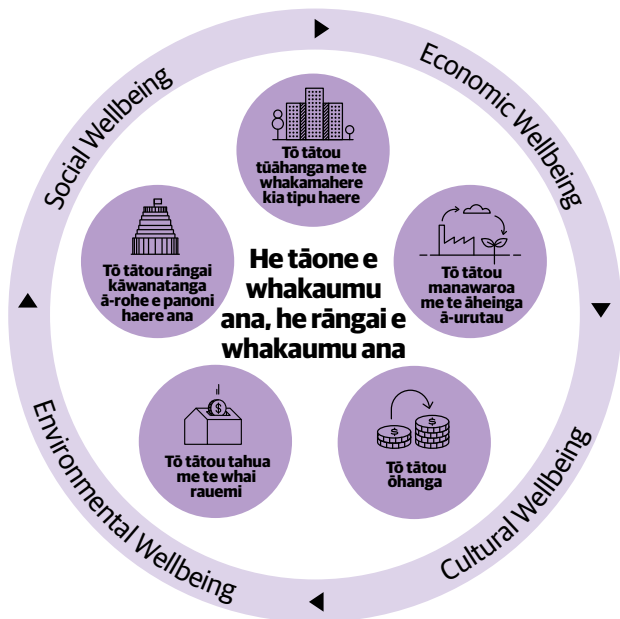
He whakarāpopototanga
Introduction

He Kupu nā te Tumu Whakahaere

From the Chief Executive

Kua whakaekea e Pōneke te māhau o tētahi wā whakaumu kōtuku rerenga tahi, kua kitea tēnei i roto i ā tātou noho, ā tātou mahi, me ā tātou mahi tākaro. Mēnā koe kei te whakarite ki te whai tūru ki runga i tō tātou kaunihera, mēnā rānei kei te whakarite ki te whakamahi i tō mana ki te tuku pōti, ko tā tēnei pūrongo takamua ā-pōtitanga, he whakawhāriki i ētahi o ngā take rautaki nui o te tāone hei whai whakaaro mā tātou i mua i te pōtitanga ā-rohe 2022.

Ngā wero matua e rima



I a au e hāpai ana i te tūranga o te Tumu Whakahaere o Te Kaunihera o Pōneke, he ruarua noa iho ngā wā kua ara ake te āheinga ki te whakaatu atu i te ‘tūranga o te Kaunihera’ ki ngā tāngata o Pōneke me te hapori whānui. Kua herea tēnei pūrongo takamua ā-pōtitanga e te Local Government Act kia whakawhāriki mai i mua i ia pōtitanga ā-rohe, “he mōhiohio hei whakatenatena i te matapaki tūmatawhānui e pā ana ki ngā take e pāngia ana ki te mana ā-rohe.”

Tēnei au, e whakatenatena ana i ngā kaitono pōtitanga ā-rohe me te huinga kirirarau whānui ki te pānui i te pūrongo nei e mārama ai ki ngā wero nui me ngā arawātea kei mua i te aroaro o tō tātou kaunihera me tō tātou tāone.

Putā noa i ngā tau e toru kua hipa atu nei, kua whakapau werawera te Kaunihera, ahakoa ngā piere nuku o te wā, ki te whakatau i ngā mahere e ora mārika ai tō tātou tāone hei tāone kāwana pai e rite ana mō te anamata. Ko te kawenga tāhuhu o te mana ā-rohe he whakatairanga i te hauora o te hapori, te ōhanga, te taiao, me te ahurea o ngā hapori mai i tēnei wā, ā haere ake nei. Kua whakatau kē he ahu whakamua mō te pae tawhiti - “Pōneke 2040 - He tāone kāwana kauawhi, e mau nei ki te toitūtanga me te auahatanga, hei wāhi noho, hei wāhi mahi, hei wāhi tākaro mō te tangata.”

Kua kōkirihia kētia he mahere whāinga roa mō te mahi whakaumu, ka aro pū tēnei ki te whakapiki i te haumitanga ki roto i ngā tūāhanga wai e toru e ngoikore haere ana; ki roto hoki i tētahi whatunga tūnuku hou; ki roto i te mahi whakamahere mō te tipu haere o ngā rohe kāinga noho me te whanake hapori, i te wā tonu e ngana ana ki te whakapiki i te nama o ngā whare kāinga e ngāwari noa iho ai te tareka ā-utu. Ka whakapiki i te haumitanga hoki ki te whakakaha, ki te whakatipu anō hoki i ō tātou wāhi ahurea/hapori me ngā hōtaka hei whanake i te mana o Pōneke hei tāone kāwana whakaihūwaka mō te ahurea; ki te whakaterere i te whakawhitinga ki te para-kore me te waro-kore; ki te whakakaha anō hoki i te hono ki te Mana Whenua.

Ka tū te wā whakaumu nei i te wā tonu ka tukua tonutia e te Kaunihera koni atu i te 400 ngā ratonga o te ia rā ki ngā kirirarau o Pōneke, i a tātou tonu e whakamāui ake ana i ngā pānga o te urutā i hōrapa haere nei te ao. Ko ngā pakihī manaaki me ngā pakihī hoko ērā i tino pāngia, ā, me kaha tonu tātou ki te whakaū i tētahi mahere tūhonohono e ora mārīka, e haumarū mārīka ai te pokapū tāone.

I te tirohanga o ngā tau e toru kei mua i te aro, tēnei ka miramira atu te pūrongo nei i ngā wero matua e rima e pā ana, ā, e whaipānga tonu ana ki tō tātou tāone i a tātou e whakaeke ana i te pae o panonitanga kia whakaumutia a Pōneke. I a au e whakaatu ana i ngā taipitopito me ngā take o ēnei wero, ka whakaatu anō hoki i ngā kawenga kua mahia kētia e te Kaunihera e whai rongoā ai ēnei wero - kei te haere tonu te mahi whakatika i ngā uauatanga e pā nei ki tō tātou tāone, engari he nui tonu ngā mahi hei hāpai ake.

He pae tawhiti te mahi whakaumu tāone, ehara i te pae tata - ka nui te whakapaunga o te wā, o te werawera, o te manawaroa e tutuki ai tēnei wawata. I te horopaki onāianeī, mō te taha ki a KOWHEORI-19, ngā kōpaka ā-hangahanga me te mātāi pūhanga tae atu ki te tāmi ahumoni ā-utu, ka nui ake aua whakapaunga e tutuki ai te wawata. Ka ara ake pea te hōhā i te hunga e hiahia ana kia kite tere mai i ngā hua, ko au hoki tēnā.

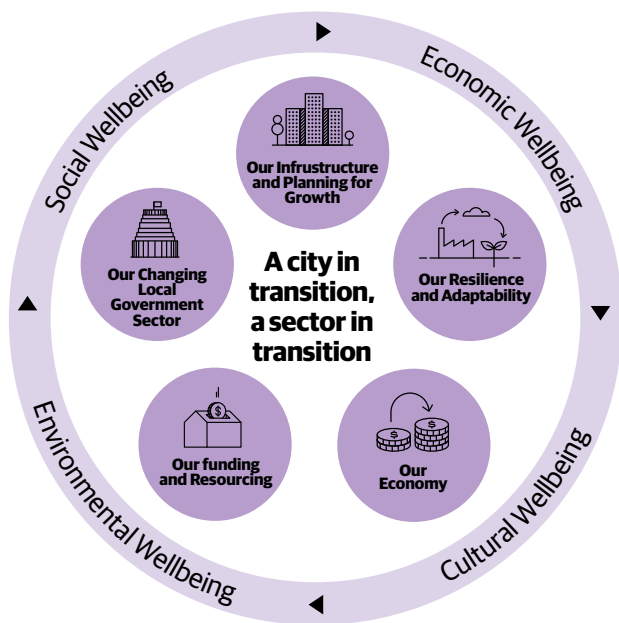
I runga anō i te nui o ngā matea panoni o tō tātou tāone, mā te whakaumu mātātoa, mā te upoko pakaru anake e pupuri ai te mana o tō tātou tāone hei tāone pārekareka, hei tāone whakaahu whakamua, hei tāone pai mō te noho o te tangata - he wāhi pai mō te iwi inarā te rangatahi. Ko te aronga nui o te Kaunihera e ara mai ana, ko te takahi whakamua kia tino uru te tāone ki tēnei wā whakaumu. Ka pau te wā, ā, he nui tonu ngā pierē nuku ki tua, heoi he nui tonu hoki ngā arawātea ka whakateomārama pea, mēnā tātou ka mahi ngātahi hei painga mō Pōneke.

Barbara McKerrow
Tumu Whakarae



Wellington is in the midst of a once-in-a-generation transformation in how we live, work and play. Whether you are planning to run for a seat on our Council, or preparing to exercise your right to vote, this pre-election report lays out some of the city's most important strategic issues to consider ahead of the 2022 local body elections.

Five key challenges



As chief executive of Wellington City Council, I do not often have the chance to present the ‘state of the Council’ to Wellingtonians and our wider community. This pre-election report is required by the Local Government Act prior to every local body election “to provide information to promote public discussion about the issues facing the local authority.”

I encourage potential local body election candidates and residents to read this report to gain an understanding of the big challenges and opportunities which lie ahead for our Council and our city.

Over the past three years the Council has worked hard, through a challenging time in Aotearoa, to put plans in place to ensure that Wellington is a capital city fit for the future. The core purpose of Local Government is to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. A long-term strategic vision has been established - “Wellington 2040 - An inclusive, sustainable and creative capital for people to live, work and play”.

A planned medium to long-term programme of transformational work is underway, focused on increased investment in Wellington’s aging three waters infrastructure; a modernised transport network; earthquake strengthening our building portfolio; planning for growth and smart urban development while working to increase the supply of affordable housing; upgrading and growing our cultural/ community places and programmes to advance Wellington’s place as a leading creative city; accelerating zero-carbon and waste-free transition; and stronger relationships with Mana Whenua.

This period of transformation is taking place while we continue to deliver the 400-plus services the Council provides to Wellingtonians every day and as we support our city's recovery from the ongoing effects of a global pandemic. Our retail and hospitality businesses have been particularly hard hit and we need to ensure we have a cohesive plan for a vibrant and safe city centre.

Looking forward to the next triennium, I highlight to you in this report five key challenges our city is facing, and will continue to face, as we enter a period of change and transition to ultimately transform Wellington. While detailing the reasons for these challenges, I also outline the actions the Council has undertaken so far to address them - progress has been made to solve the difficulties our city faces, but there is plenty more work to do.

Transforming cities is a marathon, not a sprint - change on a city level takes time, determination and perseverance to get to the finish line. In today's environment of COVID-19, construction and engineering shortages and cost inflation, it is taking even more time, determination and perseverance to achieve change. It can be frustrating for those who want to see immediate results, myself included.

Given the scale of change our city needs, it is only through bold, far-reaching transformation that Wellington will remain a vibrant, progressive and liveable city - a place where people, particularly young people, want to be. For the incoming Council, the focus will be on shifting Wellington further into this period of transition. It will take time, and there are certainly big challenges ahead - but there are also major opportunities which can be realised by working better together for Wellington.

Barbara McKerrow

Chief Executive, Wellington City Council





Wellington City Context

Key dates for the 2022 Local Government elections

- **15 July 2022**
Candidate nominations open
- **12 August 2022**
Candidate nominations close
at 12 noon
- **16 September–21 September 2022**
Voting papers sent to enrolled voters
- **16 September 2022**
Voting opens
- **8 October 2022**
Voting closes

Wellington is known for its compact and colourful central city, which research often cites as a key factor in making Wellington a great place to live, work, do business, study and visit.

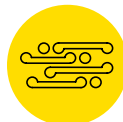
It is essential that this sense of place is protected and enhanced. Wellington continues to punch above its weight when compared to other cities, particularly for our biodiversity and innovation. In this triennium, the Council has laid the building blocks for a city fit for the future, enhancing our city's strengths and working to overcome the challenges it faces.

We have...



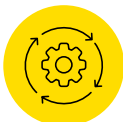
A high quality of life...

- 91 percent of Wellingtonians rate quality of life positively (QoL '20).
- Strong reputation as the arts and cultural capital of NZ. (WCC National Reputation Survey, Feb '22).
- 82 percent say cultural diversity makes Wellington a better place to live (RMS '21).
- 86 percent agree that Wellington has a rich and diverse arts scene (RMS '21).
- Wellington is routinely considered to be amongst the most liveable cities in the world.^{1,2,3,4}



Embarked on a new partnership journey with Mana Whenua...

- The Council and our partners signed Tākai Here, a partnership for the Council and Mana Whenua working together.
- Co-developed Tūpiki Ora Māori Strategy with Mana Whenua and Māori - supporting and developing vibrant, thriving whānau in Te Whanganui-a-Tara.
- Appointed Mana Whenua representatives to our committees.
- Created a Māori ward - Te Whanganui-a-Tara Ward - for 2022 elections.



New Zealand's most creative, productive and carbon efficient economic environment...

- Two square kilometres of our CBD produced 6.4 percent of New Zealand's GDP in 2020 (Economic Wellbeing Strategy)
- Highest household income in New Zealand - an average of \$11,000pa higher than Auckland and \$42,000pa higher than Christchurch (Infometrics).
- Unemployment is at 4 percent (Economic monitoring report Dec 2021).
- 59 percent have more than enough money to cover everyday needs - higher than other cities in NZ (QoL '20).



A proactive approach to respond to the climate and ecological emergency...

- Around six in ten residents said they had taken steps to reduce food emissions (64 percent) and transport emissions (61 percent). Only a quarter said they had taken steps to reduce their energy emissions (RMS '21).⁵
- 58 percent of Wellingtonians are worried about the impact of climate change (QoL '20).
- The Council adopted Te Atakura - First to Zero - aims for 57 percent emissions reduction this decade and net zero emissions by 2050.
- Investing in low or zero carbon modes of transport - cycling has increased 50 percent since 2010 (Te Atakura update 2021).

1 The Economist Intelligence Unit. (2021). The global liveability index 2021, how the COVID-19 pandemic affected liveability worldwide. The Economist Group.
 2 Deutsche Bank Research. (2019). Mapping the world's prices 2019. Deutsche Bank AG.
 3 Mercer. (2019). Quality of living city ranking. Retrieved 04/04/2022 from: <https://mobilityexchange.mercer.com/Insights/quality-of-living-rankings>.
 4 Numbeo. (2021). Quality of life index by city 2021. Retrieved 04/04/2022 from: <https://www.numbeo.com/quality-of-life/rankings.jsp?title=2021>.
 5 AECOM. 2020. Wellington city greenhouse gas inventory 2019/20.

We are experiencing...



Economic impacts of the COVID-19 pandemic...

- Working from home is changing spending habits - hospitality and retail dropped by about a third year-on-year to February 2022 but is regaining momentum (Marketview).
- Cost of living is increasing, with a 6.9 percent increase in the consumer price index (Mar '22 - StatsNZ).
- Economic growth at 0.4 percent - challenged by border closures and global supply chain disruptions - affecting materials and labour (2019-21 Infometrics).



Housing affordability and social resilience challenges...

- Housing affordability has decreased - housing affordability index increased from 5.7 in 2018 to 7.5 in 2021 (Infometrics).
- Wellington's average house price in 2021 topped \$1.1million (Infometrics).
- Average weekly rent in the city increased from \$460pw in 2018 to \$556pw in 2021 (Infometrics).
- 12 percent of residents say they do not have enough money to cover every day costs (QoL '20).
- Local community services providers are facing increased pressure as more families struggle with the cost of living.



Increasing costs to run our city and limited revenue streams...

- The Council increased total capital expenditure from \$2.3b to \$3.2b from the 2018 LTP to the 2021 LTP.
- Inflationary pressures are increasing the costs associated with investing in Wellington's infrastructure.
- The cost of insuring the Council's risk is increasing for the same level of cover, influenced by seismic and natural disaster events.
- Traditional sources of non-rates revenue are declining or becoming less secure, requiring the Council to consider how existing revenue streams can be improved.

We are actively...



Taking action on immediate issues...

- Launched Pōneke Promise in March 2021 - addressing safety concerns in central Wellington, a partnership of central government, Mana Whenua, businesses, non-profits and the Council.
- Te Kāinga Programme - private building owners and the Council partner to provide high quality, family-friendly, long-term rental housing to workers in Wellington.
- Adopted two pandemic response plans for the central city - an initial plan in 2020 and an updated plan in 2022.
- Transferring City Housing into a community housing provider model to ensure it is sustainable into the future.



Delivering a significant pipeline of infrastructure projects to make our city future-fit...

- Let's Get Wellington Moving delivering improvement for bus, bike, and pedestrian access in the central city.
- Committed \$2.4 billion to upgrade the city's aged Three Waters infrastructure in the 2021-31 Long-term Plan.
- Significant 10-year programme of seismic strengthening across our property portfolio is nearing completion.



Managing long-term challenges and city growth...

- Adopted a new Spatial Plan.
- A new District Plan is in development to guide the Council's investment prioritisation for facilities and infrastructure, housing supply, biodiversity protection, climate change response, and managing the risk of natural hazards.
- Declared a climate and ecological emergency.
- Developed a Green Network Plan for addressing our current urban green deficit.
- Developed Pōneke Pōneke Bike Network Plan outlining the approach, strategic rationale, and how we will work with the community to put new bike lanes in place.
- Identifying new funding sources.

The significant level of planning and decisions made this triennium means we have laid the foundations to overcome the challenges ahead as we work to transform our capital city.

Reducing carbon emissions by 57 percent in this decade will be a significant challenge; supplying affordable housing will be critical to ensuring all Wellingtonians have a warm, dry, safe space to call home; it is also likely that the Local Government sector may look very different by the end of the coming triennium due to multiple central government reforms.

However, the Council is fortunate that our strong relationships with Mana Whenua, our partners, the business community, and everyone who chooses to call Wellington home, gives Pōneke a strong platform for being an inclusive, sustainable and creative capital for people to live, work and play.

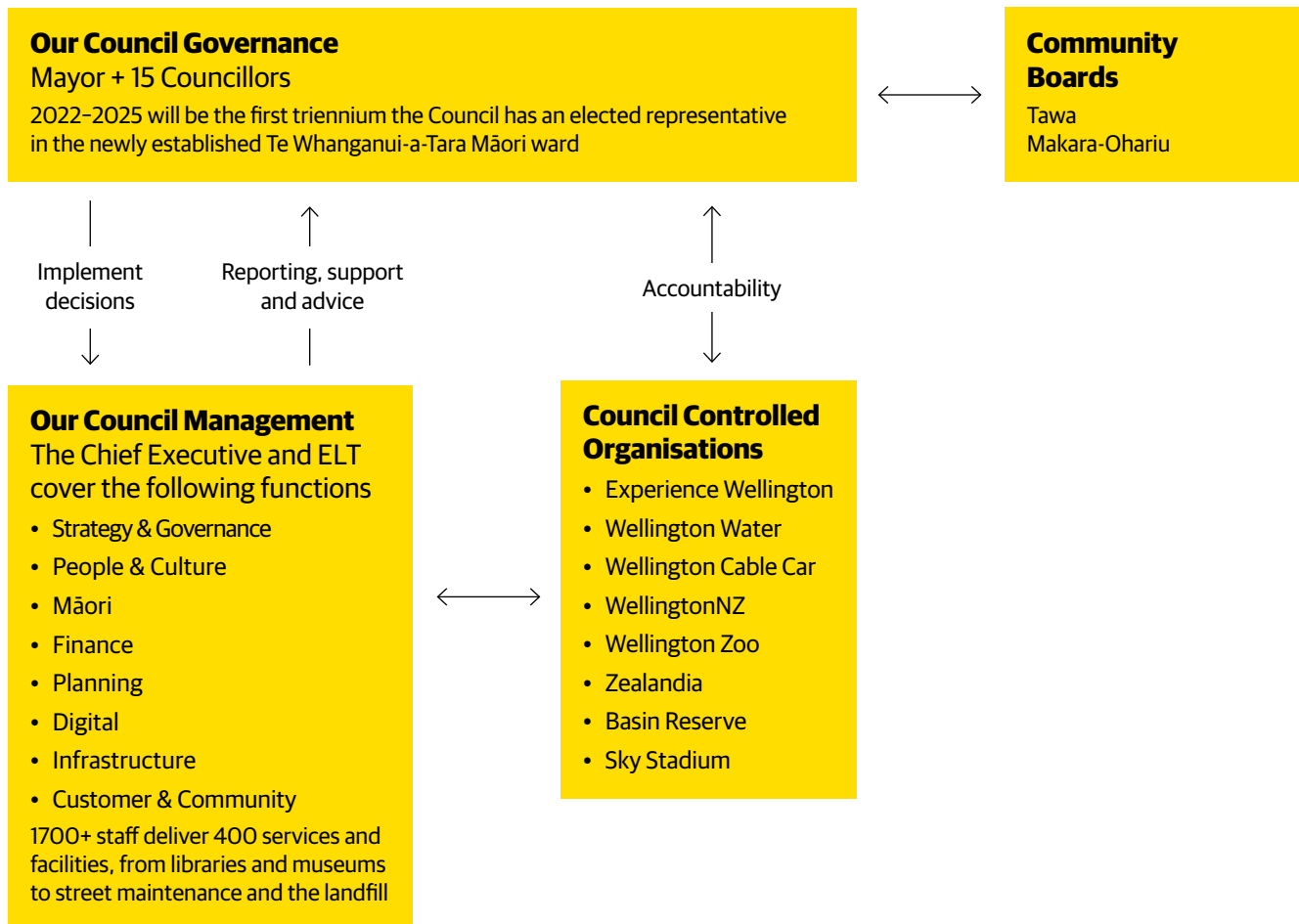


Te Anga ā-Mana Whakahaere o Te Kaunihera o Pōneke

Wellington City Council's governance structure

The role of our elected members is to set the direction of the city, approve the budgets which fund the city's services and facilities, and adopt bylaws, policies and plans to meet the needs of our diverse communities.

Wellington City Council has eight Council-Controlled Organisations (CCOs) that independently manage some of the Council's facilities, and deliver services and activities for residents and visitors to enjoy.

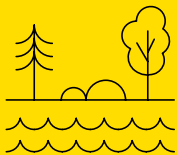


Wellington City Council does not have any statutory committees. Each incoming Council determines the committee structure that will work best for their term.

Council has two Mana Whenua representatives who sit on each Council committee, and from the 2022 Local Government election, it will have an elected member representing the Te Whanganui-a-Tara Māori Ward.

The Council employs the chief executive, who in turn employs the Council's managers and staff. Together with our partners, the Council's staff implement Council decisions and deliver on our community outcomes.

Community Outcomes



Environment

A sustainable, climate friendly eco capital

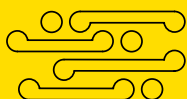
A city where the natural environment is being preserved, biodiversity improved, natural resources are used sustainably, and the city is mitigating and adapting to climate change - for now and future generations.



Social

A people friendly, compact, safe and accessible capital city

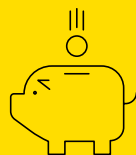
An inclusive, liveable, and resilient city where people and communities can learn, are connected, well housed, safe and healthy.



Cultural

An innovative, inclusive and creative city

Wellington is a vibrant, creative city with the energy and opportunity to connect, collaborate, explore identities and openly express, preserve and enjoy arts, culture and heritage.



Economic

A dynamic and sustainable economy

The city is attracting and developing creative talent to enterprises across the city, creating jobs through innovation and growth while working towards an environmentally sustainable future.

Te Mahi Tahī ki te Mana Whenua

Partnering with Mana Whenua

During the past three years, the Council has had a strong emphasis on revitalising te reo Māori and celebrating te ao Māori across the city and within the culture of our organisation.

We are dedicating resources to championing Mana Whenua priorities across a range of sectors and supporting Mana Whenua to realise their aspirations for our city, as set out in Tūpiki Ora Māori Strategy.

A shift in governance at the Council this triennium saw the beginning of a new way of delivering for Mana Whenua and Māori within the city.

The new triennium welcomes the establishment of the Te Whanganui-a-Tara Māori Ward. Our new Māori Ward elected member will continue to be supported by the Council's Mana Whenua representatives at each Committee table - these are roles the current Council has committed to and remunerated.

Together, our new Māori Ward elected member and Mana Whenua representatives will provide a strong Mana Whenua voice at the Council's decision-making level.

Wellington City Council does not have the statutory ability to establish Mana Whenua governance representation within our governance framework, such as the legislation available to Auckland Council. However, Wellington City Council is fully committed to ensuring Mana Whenua and Māori have the resourcing support they need to participate in our city's decision-making through the systems we do have available.

A new role was created at the executive management level, Tātai Heke Māori | Chief Māori Officer, which resulted in a new era within the Council.

The key aspirations of Mana Whenua and Māori identified through the development of the Tūpiki Ora Māori Strategy are at the centre of this change to the Council and our city. We will give effect to these with the support of our partners, Council-Controlled Organisations, stakeholders and the wider community over the coming triennium and beyond.

The 2021 Long-term Plan provided \$29 million over the next 10 years for Māori Strategic Outcomes.

In 2020 as a result of the impact of COVID-19 on our communities we supported Mana Whenua-led and iwi-led response efforts to provide relief and support for our Māori communities within the city.

In 2021, to ensure Mana Whenua and Māori led the direction of the change, we co-facilitated six huinga Māori across the city to ask for their aspirations for the future of Te Whanganui a Tara and drew on this to identify our strategic direction. We developed Tūpiki Ora Māori Strategy (Tūpiki Ora), a strategy for the city co-developed with Mana Whenua and Māori. Tūpiki Ora focuses on supporting and developing vibrant, thriving whānau in Te Whanganui-a-Tara.

In 2022, we embarked on a new partnership journey with Te Rangapū Ahikāroa, a new body comprised of Mana Whenua partners representing Te Āti Awa, Taranaki Whānui and Ngāti Toa Rangatira. The signing of this partnership agreement - Tākai Here - sets a new direction for our partnership with Mana Whenua.

The agreement speaks to the accountability of each partner, ensuring we all meet our responsibilities, uphold shared values, and keep the partnership strong and moving forward, together.

Let's Get Wellington Moving (LGWM) has established a Mana Whenua partnership with Taranaki Whānui ki Te Upoko o Te Ika and Ngāti Toa Rangatira. Mana Whenua representatives are members of the Governance Reference Group, LGWM has adopted Mana Whenua values and established an iwi partnership working group while also developing a Mana Whenua values and aspirations plan. This will help guide urban design and development outcomes and project delivery over the next triennium.

The aspirations of Mana Whenua and Māori will help to guide the Council's future planning and delivery and will navigate how the Council better serves Mana Whenua and Māori.



Over the coming triennium the Council will:

Commence the action plan for the **Tūpiki Ora Māori Strategy**, including a range of activities and initiatives across the Council and Council-Controlled Organisations that will deliver on achieving the vision and outcomes of Mana Whenua and Māori. This will be delivered while actively seeking more ways to ensure that Mana Whenua and Māori can contribute to setting the direction of our city.

Through Tākai Here and Tūpiki Ora Māori Strategy, start shaping organisational strategic direction and programmes Council delivers, including acting on Council’s commitment to invest in the capability of Mana Whenua and Māori so that they can lead these priorities across our Council and community. Supporting this, the Council will invest in our organisation’s cultural capability to drive and deliver on these priorities, with co-governance at the forefront.



We introduced Te Tauihu – Te Reo Māori Policy and the Māpihi Maurea – Naming Policy. This resulted in:

- Increased use of bilingual signage across the city, and across Council publications.
- Increase in the use of te reo Māori names in places and spaces, gifted by Mana Whenua.
- Restored some ingoa tūturu to areas in the city along with correcting te reo Māori street names that had been incorrectly spelt.



The Spatial Plan – He Mahere Mokowā mō Pōneke, Aho Tini 2030 – Arts, Culture and Creativity Strategy, and our Strategy for Children and Young People will provide a firm foundation anchored in partnership with Mana Whenua that will lift the city’s cultural wellbeing and strengthen the presence of Mana Whenua across the city.



The Council supported initiatives to celebrate more te ao Māori festivities in our city, including:

- Inaugural Matariki Festival.
- Ahi Kā Festival.
- Te Matatini ki te Ao festival.
- Regional kapa haka events.



The Economic Wellbeing Strategy includes a focus on partnership with Te Matarau a Māui and opportunities for Māori in digital technology, and storytelling, including the film and screen sector.





 **STAND FOR
ELECTION**



**STAND
FOR PŌNEKE**

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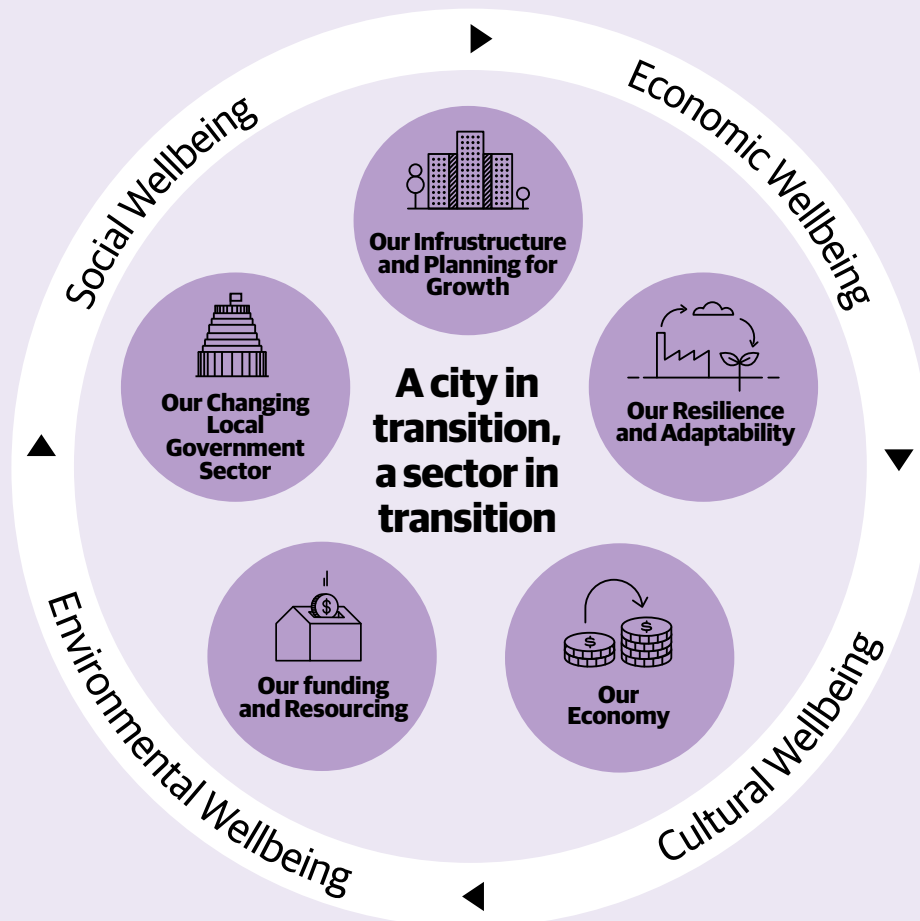
**He tāone e whakaumu ana,
he rāngai e whakaumu ana**
A city in transition,
a sector in transition

The opportunities and challenges for Wellington

The Council is in a strong position to enable the transformation Wellingtonians have said they want, and that our city needs.

For the past three years, the Council has focused strongly on planning the necessary changes, as well as responding to the COVID-19 pandemic. The coming three years will involve putting into action the blueprint to build on our city's strengths - an environmentally-conscious, socially-connected, innovative and vibrant capital city.

This section lays out the combination of opportunities and challenges we expect the incoming Council will face over the 2022-2025 triennium.



Wero matua tuatahi: Tō tātou tūāhanga me te whakamahere kia tipu haere

Key challenge one: Our infrastructure and planning for growth



Wellington is forecast to welcome 50,000 to 80,000 new residents in the next 30 years.

As our city has distinct, immovable boundaries due to its geographic location, we need to be smart about where and how we grow our city, and the infrastructure we need to support this growth. Urban density is also crucial to creating a zero carbon transport system, and a city that people love to live and work in. As a result, the Council is committed to supporting the densification of our city to provide more homes for more people within our compact cityscape.

To navigate the key growth issues our city is facing, the Council's Planning for Growth programme combines community feedback with detailed technical work to lay out where and how the city will grow. In Planning for Growth, the Council has begun a significant programme of infrastructure development and upgrades in areas spanning from our bike and outdoor spaces networks, to Council facilities, to our below ground infrastructure and our waste facilities.



48%

Transport accounts for 48 percent of the city's carbon emissions (Te Atakura)



Wellington's population is expected to grow by 50,000-80,000 people over the next 30 years (SensePartners 2022)

31%

of Wellingtonians are using walking as a form of transport more often than before COVID-19 (QoL '20)



The inner-city population is forecast to double in the next 10 years (SensePartners 2022)

89%

agree Wellington is a great place to live (QoL '20)



Usage of green and open spaces is increasing (RMS '21)

86%

identify traffic congestion as a problem (QoL '20)

30%

disagree that public transport is reliable (QoL '20)

Wellington City is widely recognised for its compact urban form and stunning natural setting. It also has the country's highest proportion of people walking, cycling and using public transport for journeys to and from work. The city's population is growing, and accommodating more people has been an important focus area.

We have done a significant amount of planning and community consultation this triennium, and are confident our city will remain highly liveable as it grows.

Putting the Council's planning into practice involves following the city's recently developed Spatial and District Plans, and building and maintaining the infrastructure to make the city tick. Pōneke is already experiencing a lack of infrastructure, and it needs substantial funding to provide the infrastructure our city needs now and in the coming years.

Perceptions of the city have generally been very strong in Wellington, however recent events have seen a decline from 91 percent in 2020 to 76 percent in 2021 of residents agreeing that Wellington is a good place to live, work and play (RMS '21).

There are seven key influences which shape how the Council plans for growth:

1. Housing
2. Business
3. Transport
4. Infrastructure
5. Resilience and adapting to climate change
6. Partnership with Mana Whenua
7. Natural and built environment

Council has received community feedback, and updates are being made to the Draft District Plan. The Proposed District Plan will then be notified in mid-2022, with hearings scheduled for the beginning of 2023. This is the formal, statutory phase of the District Plan review.

Progress over the past three years

Growing demand for aging infrastructure

The Council owns more than \$6 billion worth of assets, including tunnels, bridges, reservoirs, and retaining walls.

During the current triennium, the Council committed to upgrading much of the city's aging infrastructure so it can handle the city's growth, particularly the water network. This is a problem being experienced by many Councils across New Zealand.

During the 2021-31 Long-term Plan process, the Council committed to spending more than \$2 billion over the next 10 years on the city's three waters network (the pipes that move freshwater, wastewater and stormwater around the city) to fix the water network's capacity and quality issues.

The **Spatial Plan**, adopted by the Council in 2021, is the blueprint that lays out where and how the city will grow and develop over the next 30 years. It builds on the *Our City Tomorrow* consultation where Wellingtonians told the Council they wanted a compact, resilient, greener, vibrant and prosperous, inclusive and connected city where we work in partnership with Mana Whenua.

The **District Plan** outlines the rules for what types of housing and activities are permitted where. Wellington's Draft District Plan is the city's first completely revised planning and environmental rulebook in more than 20 years and is the last piece of Planning for Growth. The Draft District Plan:

- Addresses the major planning and environmental issues facing Wellington, including sustainable housing supply, protecting biodiversity, integrating growth and infrastructure, responding to climate change, and managing the risk of natural hazards.
- Aims to embed Te Tiriti o Waitangi, giving greater weight to partnership and the aspirations of local iwi.

LGWM's vision is a great harbour city, accessible to all, with attractive places, shared streets and efficient local and regional journeys.

The Council adopted two other key plans to help re-shape our city and contribute to the delivery of Te Atakura - the Council's zero carbon plan.

- **The Green Network Plan** protects and enhances the domain of Tāne in the central city, including supporting the management of water. More plants and parks are good for our city's health and are also good for residents' and workers' health.
- **The Paneke Pōneke - Bike Network Plan** is a \$226 million investment to enable safe and easier movement around the city by walking, biking, skating and scooting, along with bus priority networks. The investment in bike infrastructure will also help to reduce our carbon footprint.

Let's Get Wellington Moving (LGWM) is a joint initiative between Wellington City Council, Greater Wellington Regional Council, and Waka Kotahi NZ Transport Agency, with support from Mana Whenua partners Taranaki Whānui ki Te Upoko o Te Ika and Ngāti Toa Rangatira.

The LGWM programme will provide more travel choices for Wellingtonians, move more people with fewer vehicles, reshape where residents live by giving effect to aspects of the Spatial Plan, improve connections to and through the city, and help achieve carbon reduction targets through increased low-emission transport options. Construction is underway on the early elements of the programme, after the past three years' investigation, planning and engagement work.

Activity planned for the next three years

During this triennium, significant level of planning and a start on upgrades have put in place the building blocks for the city's transformation.

In the next triennium, the Council will continue its infrastructure programme and start upcoming projects, including multiple Let's Get Wellington Moving (LGWM) projects, three waters infrastructure upgrades, and key waste infrastructure projects. These are some of transport and infrastructure projects planned for the next three years.

LGWM Transformational Programme - Mass rapid transit, urban development and travel behaviour change initiatives

In November 2021, LGWM asked for community feedback from across the region on four options to help transform the capital's transport network, focusing on mass rapid transit, improvements at the Basin Reserve and an extra Mount Victoria Tunnel as part of a multi-billion-dollar plan to move more people with fewer vehicles.

Nearly 5,700 people and more than 40 stakeholder groups provided feedback. There was strong support for change, and people told us that whatever transport and urban development option is chosen it needs to be delivered once and be right first time, including representing the best value for the considerable investment.

In the coming triennium LGWM will:

- Start detailed investigation to support design, master planning, consultation, and consenting
- Develop and implement a joint proposal with its partners for urban development
- Start a programme of travel behaviour change initiatives including a detailed feasibility study of travel demand management pricing (congestion charge or a parking levy).



LGWM City Streets programme

City Streets supports the wider LGWM programme by improving connections for people on buses, bikes or walking on key corridors between the central city and suburban centres, ahead of the larger changes in the Transformational Programme.

The targeted improvements project, including up to 83 individual improvements across Wellington, is underway with construction due to start in early 2023 and be complete in 2024. Business case investigations for six further immediate start projects have started, ahead of engagement with businesses and communities in 2022 and 2023, and construction starting in 2024. A further seven City Streets projects are scheduled to be delivered before 2030.

LGWM 3-year programme

This programme will deliver early improvements to start moving more people with fewer vehicles, and improve travel options ahead of larger construction projects to come.

Golden Mile transformation

LGWM is developing a detailed design to transform the Golden Mile (Lambton Quay to Courtenay Place). This focuses on vibrant and attractive public spaces, safer walking and biking, and more reliable public transport. Wellingtonians gave feedback on two earlier rounds of engagement, and in February and March 2022, businesses, building owners and residents along the Golden Mile and side streets provided feedback on designs for loading zones, delivery access and side street layouts. In mid-2022, LGWM will share a design with Wellington before asking for traffic changes in late 2022/ early 2023, with construction planned from 2023 to 2026.



A preferred transport and urban development option will be recommended by LGWM in the middle of 2022.

50km

of transitional projects to re-balance our network

83

individual projects to create safer and more reliable journeys



Making central city intersections safer

2023

LGWM city streets programme construction to start in 2023



New crossing on Cobham Dr to be delivered in 2022

2022-2023

LGWM programme construction starts late 2022 / early 2023



More public green spaces for people to use

Thorndon Quay and Hutt Road improvements

We want to provide a safe turning area for trucks and other large vehicles on Aotea Quay and so early designs for a new roundabout are being developed. Thorndon Quay and Hutt Road improvement designs will follow.

During the second half of 2022, LGWM will produce designs for safety improvements and more reliable travel choices along Thorndon Quay and Hutt Road, while also creating a more attractive street environment on Thorndon Quay. The design and construction team will seek early input into the designs from local businesses, building owners and user groups. The designs will be shared with the community during a public engagement process in late 2022/ early 2023.

Central city walking improvements

Following upgrades to two intersections on Whitmore Street in 2021, further work is underway to make central city intersections safer, more accessible, and more efficient. Work began on five intersections along Vivian Street in April 2022, with waterfront intersection improvements scheduled from July 2022, and Bowen Street/ The Terrace intersection improvements scheduled from October 2022.

Cobham Drive crossing

In late April 2022, speed limits on State Highway 1 east of Mt Victoria were reduced to improve safety for all road users. Construction of a new crossing on State Highway 1 Cobham Drive is underway and due to be completed in 2022.

Paneke Pōneke - Bike Network Plan

The 2015 Cycleways Masterplan has been updated by Paneke Pōneke, and confirms which streets are included in the network. The Council has already made a start on improving two critical routes - Newtown to the city and Botanic Garden ki Paekākā to the city.

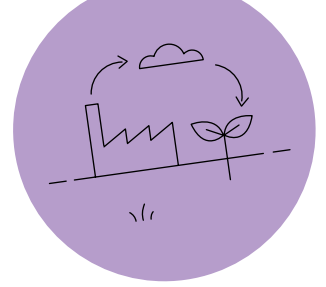
In the next triennium, 50km of our street network will make the transition to prioritise movement of people, no matter what way they choose to move around. This will help to make low- and zero-carbon modes of transport the easy, safe, efficient and attractive option for Wellingtonians.

Our Green Network Plan will be used in urban design

As the central city’s population doubles during the next 30 years, the Council will develop greener city streetscapes, providing more public green spaces for people to use in a variety of ways - in addition to the hilltop parks of the nearby Wellington Town Belt.

As key transport and urban development projects are built over the next three years, we will see green streets, parklets, urban parks, and water sensitive design begin to transform our central city streets and spaces.





Wero matua tuarua: Tō tātou manawaroa me te āheinga ā-urutau

Key challenge two: Our resilience and adaptability

The Council is refocusing our resilience efforts in response to our evolving natural environment.

In the past 10 years, the Council and private building owners have invested a significant amount to improve the city’s building and infrastructure resilience to natural disasters, particularly earthquakes.

In the coming triennium, the Council will increase investment in adapting to climate change and supporting communities to plan what adaptation looks like for them, and continue to support building owners adapt to central government building regulation requirements.

The Council has done seismic strengthening work across its property portfolio over the past 10 years. Many buildings have already been strengthened and there are several significant projects currently underway.

The Building Act requirements concerning minimum life safety standards continue to evolve as engineers better understand how buildings and ground conditions respond to seismic activity. The new safety standards affect the seismic ratings of Council-owned and privately-owned buildings throughout the city. As central government regulations evolve, the Council needs to update its consenting and inspection processes, and work with building owners so they understand what they need to do to comply with updated regulatory and engineering standards.

Responding and adapting to climate change, including direction from central government, is critically important for the resilience of our communities. This concerns everything from managing the impacts of climate change to actively reducing carbon emissions and waste. Wellingtonians will need to change how we live in and move around the city.

How we dispose of sludge (solids produced from the wastewater treatment process) has been a critical issue for the Council. Sludge must be mixed with solid general waste for disposal in the landfill. Adopting new sludge disposal technologies will reduce the quantity of sludge being disposed of in the landfill, subsequently reducing the quantity of waste needed to be disposed of alongside the sludge.

52%

of Wellingtonians consider sustainability and the environment when making choices about what they do, buy, or use (QoL survey 2020)

58%

of Wellingtonians are worried or very worried about the impact of climate change and a further 32 percent are a little worried (QoL survey 2020)

87%

of residents feel safe in the event of a moderate earthquake at home (RMS '21)

73%

feel safe in the event of a moderate earthquake at work (RMS '21)

Resilience and adaptability for Wellington involves three core activities:



Seismic strengthening of buildings



Halving carbon emissions by 2030 and reaching net-zero by 2050



Laying the foundations for a zero-waste city

Progress over the past three years

Seismic Resilience

Wellington’s geography and built environment raise unique seismic challenges - the city is located on a major fault line, and much of the central city is built on reclaimed land.

Together, these combine to increase the risk posed by earthquakes in Wellington. In response to this, the Council and private building owners have done significant seismic strengthening work, particularly in the central city. The Council continues to work with building owners to understand and address the Government’s Building Act requirements.

The Council is currently working to understand the size and scale of the city’s remaining seismic risk liability as new building safety guidance is released, for example, the updated technical guidelines concerning the latest knowledge of the impact of seismic events on precast concrete or hollowcore floors. This updated guidance affects approximately 150 buildings in Wellington.

The updated guidance has resulted in some of the affected buildings, which previously may have been considered safe under seismic safety standards, now being deemed earthquake-prone. The Council will be undertaking further work to understand the impacts of the updated regulations on the city’s building stock in the coming triennium.

The Council has made significant investment decisions in this triennium relating to improving the seismic resilience of our property portfolio.

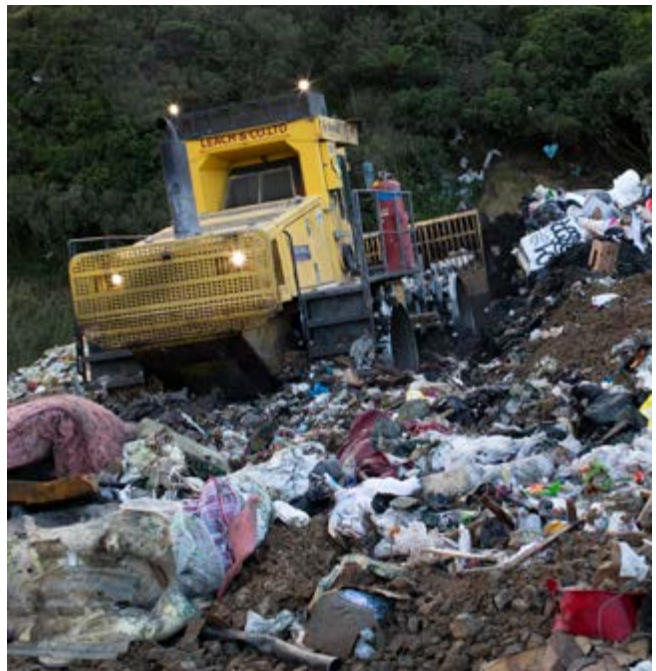
- **Michael Fowler Centre:** Specific building elements identified as problematic were addressed to achieve +100 percent New Building Standard (NBS) on those elements - completed 2020.
- **St James Theatre:** Significant works were delivered to achieve +67 percent NBS - completed 2022.
- **Te Whare Whakarauiiki | Town Hall:** Base isolation to achieve +100 percent NBS - due for completion 2024.
- **Te Matapihi ki te Ao Nui | Central Library:** Base isolation to achieve +100 percent NBS - due for completion 2026.

The Council has made significant investment decisions in this triennium relating to improving the seismic resilience of our property portfolio.

Climate Change Response

The Council is implementing its action plan, Te Atakura - First to Zero, to more than halve carbon emissions by 2030 and become a net-zero carbon capital by 2050. The Council has committed to a programme of spatial planning and infrastructure investment which will help move us to a net-zero city while adapting to the effects of climate change. Activity supporting this includes:

- Increasing options and capacity for zero or low carbon modes of transport.
- Enabling housing densification in key urban growth areas.
- Shaping where and how Wellingtonians live due to rising sea levels through our recently adopted Spatial Plan.



Waste-free City

We are laying the foundations for a zero-waste city. In the past three years the Council has worked towards delivering several waste minimisation initiatives:

- Commissioned Sludge Minimisation Plant at Moa Point, operating by 2025.
- The decision to extend the Southern Landfill will see residual waste disposed of in an engineered space with a modern liner system, which will prevent contaminants escaping into the environment. There will also be an effective gas capture system to collect and destruct methane generated from the degradation of waste.
- The new Solid Waste Bylaw includes changes to waste management responsibilities of property owners, waste collectors and waste operators; licensing of waste collectors and operators; enhanced waste management requirements for multi-unit developments; and compulsory waste management planning for large public events.
- The Para Kai Miramar Peninsula kerbside food waste trial has been carried out to improve our understanding of how much food waste could be diverted from the landfill through kerbside collections and home composting.

Activity planned for the next three years

Many decisions have been made concerning management of the city's resilience and adaptation to climate change. The Council will continue to make decisions regarding seismic strengthening and climate action to ensure the future resilience of Wellington.

Seismic Resilience

As of June 2022, there are 598 buildings in Wellington City which are classified as earthquake prone. The timeframe for undertaking seismic work for most buildings in Wellington is 15 years, however, buildings that have been identified as priority buildings have 7-and-a-half years. Of the 598 earthquake prone buildings, 228 owners are required to complete seismic work by 2027.

A significant level of construction activity would be required in the city to complete this, at a time when the building and construction sector is under cost and labour market pressures and will also be delivering multiple large, new infrastructure projects in the city. Over the coming triennium, the Council will continue to work with building owners to remediate their buildings by the required timeframes, with much of the seismic remediation work expected to be completed across the city by 2030.

598

buildings in Wellington City which are classified as earthquake prone, as of June 2022

228

of the 598 owners, are required to complete seismic work by 2027



Wellington City has the lowest vacancy rates of commercial buildings in New Zealand, indicating that business owners are confident about being located in our city.

The Council's seismic strengthening programme will continue in earnest over the coming three years, including:

- Completion of the **Te Whare Whakarauiki | Town Hall** seismic strengthening project.
- Review of seismic strengthening options for The Bond Store (home of **Te Waka Huia o Ngā Taonga Tuku Iho | Wellington Museum**).
- **Te Matapihi ki te Ao Nui | Central Library** remediation. The preliminary design process has recently been completed and illustrates how this facility will be future-proofed and bring vibrancy to our inner city. This is a significant project within the wider programme of redevelopment in Te Ngākau Civic Precinct.
- The Council's **partnership with Willis Bond** to develop a mixed commercial/ residential development and new proposed home of the national Music Centre is another anchor project in this precinct which will commence in the next triennium.
- Work is taking place to lodge the resource consent for demolition of the **Civic Administration Building** - this is expected to be lodged in July 2022. The application to demolish the **Municipal Office Building** is expected to be lodged in the latter half of 2022.

In the coming triennium, the Council will continue to work with the business community and property owners to understand how they are being affected by regulatory and legislative changes to the building code. This will put the Council in a position to advocate to central government on behalf of the city for support - the extent of the support being advocated for will be dependent on the extent of the remaining seismic risk liability in the city.

The Council will continue to advocate for a solution to how the city manages risk (particularly seismic risk), with a better balance of transfer, mitigation, acceptance and avoidance of risk being needed. Although a number of buildings continue to be affected by seismic resilience issues in Wellington, the city has the lowest vacancy rates of commercial buildings in New Zealand, indicating that business and building owners are confident about being located in Wellington.

Climate Change

The Council has a crucial role in making the changes our city needs to tackle climate change and will be supporting Wellingtonians to adjust and take climate action by living and moving around the city differently - a net-zero carbon city requires the support of our community.

In the coming triennium, the Council will begin implementing much of the climate change planning undertaken in recent years, including:

- Making it easier and safer to walk, bike and take public transport through programmes of work like LGWM and the Paneke Pōneke Bike Network Plan.
- Supporting households and businesses to reduce their impacts.
- Enabling a greater supply of high-density housing.
- Commence climate adaptation planning for our city.

Waste-free City

We will action waste minimisation solutions:

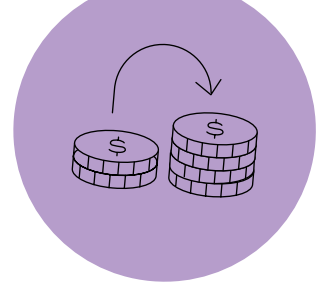
- Build and operationalise the new Moa Point sludge minimisation facility.
- Finalise the design and then proceed with the resource consent application process for the Southern Landfill extension.
- Update the Wellington Region Waste Management and Minimisation Plan - the strategic framework for managing waste in the Wellington region.
- A wider review of our kerbside services.

What is the best way work with Wellingtonians to respond to the climate and ecological emergency?

What is the best way to support our community with building resilience issues?

What is the best way to pay for adaptation measures in the years ahead?

How might we incorporate a Māori worldview on achieving climate action and effective minimisation waste solutions



Wero matua tuatoru: Tō tātou ōhanga

Key challenge three: Our economy

Wellington City is at the heart of the Greater Wellington region – our economy is vital to the economic wellbeing of the region and to New Zealand as a whole.

The city represents New Zealand’s most creative, productive and carbon efficient economic environment – in 2020, two square kilometres of our central city produced 6.4 percent of New Zealand’s GDP.

The past three years have been challenging for the city, its businesses and Wellingtonians. While the city has broadly dealt well with the impacts of COVID-19, it is important to quickly adapt to enable businesses and residents to thrive.

City vibrancy and safety

A vibrant city centre is a key feature of Wellington which residents and visitors have enjoyed for many years. The COVID-19 pandemic has had a material impact on this vibrancy.

- Working from home is changing travel patterns, visitation and spending habits.
- Reduced footfall in the central city, driven by large numbers of people working from home, is affecting many businesses – particularly in our hospitality and retail sectors.
- Border closures have made staff shortages worse and affected global supply chains.
- Many staples of Wellington’s events calendar have been postponed or temporarily slimmed down since 2020 because of government restrictions on people permitted at public gatherings.
- Increasing safety concerns relating to our central city have developed in recent times.



Market constraints and disruption

The Council and the city are facing multiple economic factors which are affecting all New Zealanders.

- The Consumer Price Index increased 6.9 percent in the March 2022 quarter compared to the March 2021 quarter.
- Further price increases are expected, adding further labour and goods cost pressures to businesses such as hospitality.
- Supply chain disruption and inflation has led to an increased cost of construction supplies, affecting private and Council-led construction projects.
- The labour market is under pressure - 2021 saw net-zero growth in employment despite many sectors needing more staff.
- New Zealand’s border opening may help to alleviate skills shortages; however, it will also see New Zealanders begin to head overseas once more.

Impact on businesses and non-profit organisations

The impacts of COVID-19 and high inflation are affecting all business sectors; this challenging environment is expected to continue into the foreseeable future.

The economic environment is also putting funding pressure on local community service providers. This is resulting in community organisations trying to reduce costs, with many struggling to attract and retain staff and volunteers.

Disruption to these community services can have consequences for our community - for some when they can least afford it. The Council cannot resolve this issue alone, however the Council can do some things to help ease pressure on local non-profits and the people they serve.

This will be critical to social wellbeing across the city when times are tough. While Wellington’s economic performance relative to other major cities is strong, there are inequities across our city’s population that will need to be addressed.

- Significant differences between European/ Pakeha, Māori and Pacific population home ownership (an indicator of household wealth) are a concerning economic and social issue for our community.
- Wellington’s European/ Pakeha residents are outperforming other ethnic groups in income, educational achievement, and health outcomes - a pattern also seen nationally.

61%

of Wellingtonians had their economic situation impacted by COVID-19 (QoL, '20)

67%

of Wellingtonians can work from home (QoL, '20)

72%

of those who can work from home expect to work from home more than they did in the past (QoL, '20)

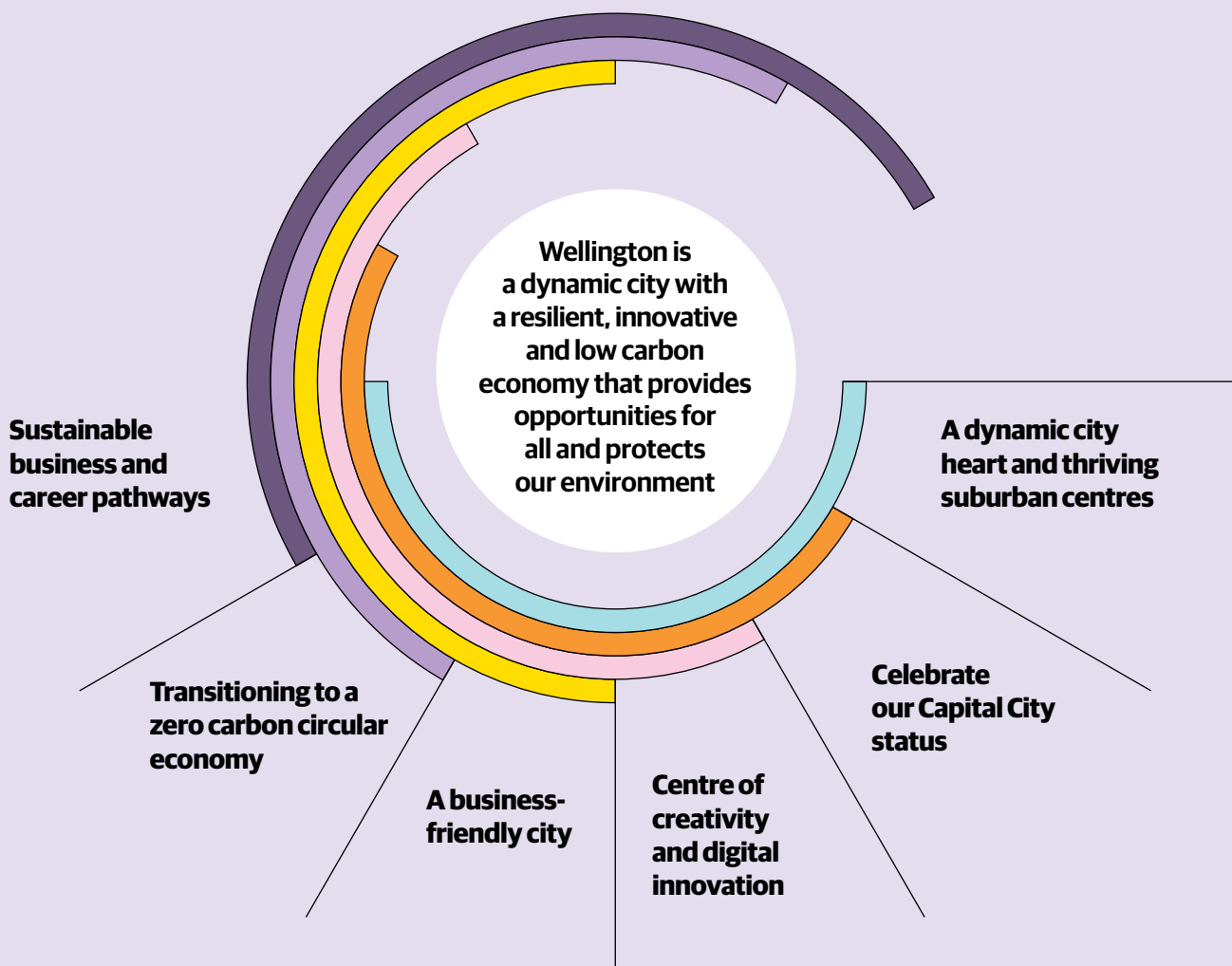
71%

of European/ Pakeha residents owned their own homes in Wellington, compared to 41 percent of Pacific people and 50 percent of Māori (Census 2018)

47%

of Wellingtonians agree that Wellington is lively and attractive, a significant decline from 69 percent in 2020 (RMS '21)

Wellington's six strategic economic wellbeing outcomes:



A new Economic Wellbeing Strategy was developed and adopted by the Council, articulating a direction for a dynamic city that is innovative, resilient, low carbon, and inclusive.

Progress over the past three years

The Council delivered a **Pandemic Response Plan** in 2020⁶ and in 2022⁷ to support hospitality, retail and other business sectors facing financial hardship as a consequence of COVID-19. Key actions included:

- Rent relief for commercial businesses located in Council-owned buildings.
- Free outdoor dining permits, the development of “parklets” guidelines, and a fast-tracked process to enable hospitality and retail businesses to extend out onto, and revitalise, streets.
- Refunding all pavement licence fees for the current year.
- No charge for reissuing of a special license for an event if an event is cancelled due to the pandemic.
- \$1 per hour weekend parking.

The Council and our partners continued to deliver our **events programme** where COVID-19 alert levels permitted, including Matariki fireworks and an adapted Very Welly Christmas.

A new **Economic Wellbeing Strategy** was developed and adopted by the Council, articulating a direction for a dynamic city that is innovative, resilient, low carbon, and inclusive.

The **Pōneke Promise** was launched in March 2021 - a joint commitment to collectively work on solutions to address safety concerns in central Wellington, bringing together Mana Whenua, local businesses and social sector organisations, and central government departments including Police and the Ministry of Social Development.

⁶ Wellington City Council. 2020. *WCC pandemic response and recovery plan*.

⁷ Wellington City Council. 2022. *Pandemic response plan*.

The Council recognises that the city is experiencing serious social issues - and these will take time and collective action to resolve. So far, the Pōneke Promise has:

- Improved lighting, laneway vibrancy and street cleanliness.
- Launched a community centre - Te Pokapū Hapori.
- Invested in the CCTV network.
- Supported harm reduction initiatives, including Take 10 and alcohol and sexual violence awareness campaigns.

Housing is a significant city issue, and also has significant implications for our economy. Access to affordable housing is important for attracting and retaining staff to enable Pōneke’s businesses to thrive and grow.

Over the past three years, the Council has taken action to help address the growing shortage of housing in Wellington and its impacts on our community.

- The 2020-2022 Housing Action Plan was developed to identify the key actions the Council’s need to carry out in the short and medium-term to implement our 10-year Housing Strategy.
- The new Spatial Plan was adopted to shape where and how we live.
- A review was undertaken to identify options to address City Housing’s financial sustainability challenges.
- A cross-agency and social sector programme was commenced to address homelessness in the city, including refurbishing and increasing capacity of supported and transitional housing stock.
- Development commenced for the Council’s Te Kāinga affordable rental units, of which 137 will be available by late June 2022, with a further 78 units due to be delivered by mid-to-late 2023.



Housing is a significant city issue, and also has significant implications for our economy



The Council's challenge will be supporting the economy to recover from COVID-19, enabling businesses and residents to thrive in a vibrant city



Tākina is the nation's new meeting place – a place of welcoming, thinking, learning, and sharing, located opposite Te Papa Tongarewa, a stone's throw from the waterfront.

Built a new convention centre - Tākina

Tākina Wellington Convention and Exhibition Centre (Tākina), due to open early 2023, will be the Capital's first premium event space delivering two key elements to Wellington's economic infrastructure. Tākina is the nation's new meeting place - a place of welcoming, thinking, learning, and sharing, located opposite Te Papa Tongarewa, a stone's throw from the waterfront.

It is expected that the increased visitors to this area of the central city will encourage private development and enhancement of the surrounding area and the waterfront, supporting and strengthening the area's vitality and associated economic benefits.

Activity planned for the next three years

The Council's challenge will be supporting the economy to recover from COVID-19, enabling businesses and residents to thrive in a vibrant city. This includes understanding and managing related challenges, such as supply chain and resilience issues, that are affecting communities, businesses and the ability for the Council to deliver its own work programmes. When costs increase, the Council may need to re-prioritise or re-phase its work programmes.

Some of the economic support activity planned for the next three years is outlined below.



Speed-up the transition to a zero-carbon and zero-waste circular economy

- Partnerships with central government, businesses, communities and Mana Whenua to deliver on Te Atakura - First to Zero.
- Supporting and working with local businesses to create solutions and pathways forward when responding to the climate emergency.



Activate the central city to support retail and hospitality

Retail and hospitality are a core component of our vibrant city. The Council will need to identify and implement ways to enable our diverse local cultures to shine through events, festivals, and supporting hospitality and retail to be creative in delivering uniquely Wellington experiences.





Continue delivering placemaking projects

Placemaking is an important part of enabling city vibrancy. To support our city vibrancy and its economic benefits, the Council will need to consider investment in placemaking, especially in places like the Golden Mile and Courtney Place. Activity includes:

- Street cleanliness.
- Urban art and laneways developments.
- Green spaces to rest, work and play.
- Outdoor dining spaces.
- Activations such as street entertainment.



Supporting our city to transition out of the COVID-19 pandemic

- Attracting and delivering events.
- Addressing city safety concerns, with a focus on increasing the central city’s vibrancy.
- Collaborating with businesses, central government and education providers to attract and retain talent and facilitate city growth.
- Collaborating with local and central government, Mana Whenua, social sector organisations, and businesses to address inequalities.



Continue housing and homelessness programmes

Making sure Wellingtonians have safe, affordable housing is a necessity. The Council is currently developing a new, collaborative approach to identifying and creating new ways for Mana Whenua and Māori, the broader community, businesses, and the Council to work together to re-define how we address homelessness in Wellington. Activity confirmed will include:

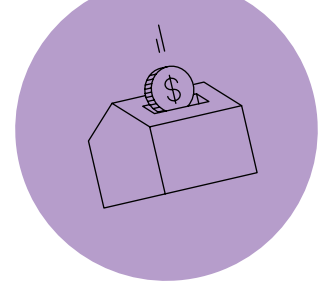
- Establishment of a cohesive platform for Mana Whenua and Māori, social services agencies, and other community stakeholders to work together to reduce homelessness.
- Continued development of Te Kāinga affordable rental units.

How can we build on the strengths of local digital and creative innovators to enhance our economy?

How might we collaborate with Mana Whenua and Māori to re-define how we address homelessness in the city?

How can the economy recover in a way that speeds up our climate and social goals?

What is the best way to improve city safety and city vibrancy?



Weromatua tuawhā: Tō tātou tāhua me te whai rauemi

Key challenge four: Our funding and resourcing

Wellington is growing and requires more investment in infrastructure to keep up with growth on top of what is currently planned. At the same time as we increase our investment in the city and inflation increases, the Council’s traditional sources of non-rates revenue are declining or becoming less secure.

Activity of the past three years

Wellington needs significant capital investment

The Council agreed to a significantly increased capital programme through the 2021–31 Long-term Plan (LTP). Total capital expenditure increased from \$2.3 billion to \$3.2 billion from the 2018 LTP to the 2021 LTP. The purpose of the increase was, among other factors, to improve the performance of our three waters pipe network, to commence our investment in transport transformation through Let’s Get Wellington Moving (LGWM), and to deal with seismic resilience and strengthening issues across the Council’s property portfolio.

However, the Council accepts that more is required. Wellington is growing and requires more investment in infrastructure to keep pace with growth on top of what is already planned. We continue to work towards fully accounting for the investment needed to grow the capacity of our infrastructure as the city grows (including in our three waters network).

It is also important to note that LGWM partners have not yet agreed what the Council’s share of the LGWM programme is, so it is not yet included in our budget. This could equate to be between \$1.3 billion and \$2.2 billion depending on the outcome of the Mass Rapid Transit (MRT) decision and the cost share approach adopted by the LGWM partners.

This significant growth in the Council’s capital programme will, over time, noticeably increase the operating costs of the Council as the new assets will require servicing, maintenance, and renewal. Our 2021 LTP forecasts depreciation and amortisation as a category of expenditure increasing from 23 percent in 2020/ 21 to 35 percent by 2030/ 31 (\$138 million to \$339 million over 10 years).

The size of the increase in the capital programme will markedly change the Council as an organisation. Going from spending \$157 million on capital expenditure per year in 2015/16 to \$343 million in 2021/ 22 requires adjustments to the Council’s capacity to deliver this higher level of capital expenditure. This will require a fine balance of weighing the Council’s operational costs against the need to deliver capital investment effectively, with an eye to watching the pressure of both capital and operational expenditure on rates.

Our 2021 LTP forecasts depreciation and amortisation as a category of expenditure increasing

From	To
23%	35%
in 2020/21	by 2030/ 31

\$138m–\$339m
(over 10 years)

Over the coming years, the Council will also need to commence upgrades or renewals of much of the key infrastructure built when our city last undertook a significant transformation in the 1990s. This will require the Council to consider what infrastructure is still required for our growing population, identify assets which will be susceptible to climate change, and consider the level of investment that can be realistically supported by our city's ratepayers. Upgrades and renewals of existing infrastructure will also need to be weighed against the costs of running and maintaining the new assets the city is gaining over the coming decade.

The Council is experiencing revenue challenges

At the same time as we are increasing our investment in the city and as inflationary pressures increase, traditional sources of non-rates revenue are declining or becoming less secure.

As our city grows and we rebalance the streets and transport network, as well as implement the parking policy and transport hierarchy, levels of on-street parking on our connecting streets and in the central city will decrease. This means the current (\$42 million) revenue that the Council earns from parking will reduce. We will need to consider how this loss can be made up by other means, such as expanding where we collect parking revenue, investigating how we price parking, or considering other non-parking means of revenue-gathering.

The resilience of the Council's revenue was also brought into sharp focus through the COVID-19 pandemic. The \$13 million dividend earned through the Council's stake in Wellington International Airport stopped and is anticipated to take time to recover to historic levels. Many of the Council's CCOs (including Wellington Zoo, Zealandia, and the Council's venues) experienced revenue decreases as visitor numbers declined and pandemic restrictions regulated their operations.

To deal with the challenges:



Council will need to consider recycling our investments into priority areas



New financing tools will need to be identified and advocated for



We need to consider how we prioritise expenditure and investment



Manage the financial impact from the Three Waters Reform

Council chose to increase its internal policy limit under the debt-to-revenue ratio from 175 percent to 225 percent. This increase lets the Council borrow more to fund our upcoming significant increase in capital investment.

The Council has taken recent opportunities to improve its funding

In the current triennium, as a part of the 2021-31 Long-term Plan process, the Council chose to increase its internal policy limit under the debt-to-revenue ratio from 175 percent to 225 percent. This increase lets the Council borrow more to fund our upcoming significant increase in capital investment. The 225 percent debt-to-revenue ratio is not the Council's borrowing limit nor is it a target; it is what the Council has determined is a financially prudent level of borrowing for the city.

The Infrastructure Funding and Financing Act 2020 (IFF) was introduced by the current government to provide councils with a new funding mechanism, in response to the sector's constrained capacity for borrowing, to fund major infrastructure projects. The purpose of the IFF is to provide a funding and financing model to provide infrastructure for housing and urban development.

If the Sludge Minimisation Facility is approved in the coming triennium, Wellington City Council will be among the first in the country to use the new IFF legislation. It will involve establishing a Special Purpose Vehicle to fund the construction of the facility. The Council, through the legislation, will partner with Crown Infrastructure Partners, who will issue long term bonds in the Debt Capital Markets. For the Council, the key benefit is that the debt required to fund the new facility will not be on the Council's balance sheet as it is being delivered by a separate entity and will not have an impact on the prudential limits of the Council. For Investors, the debt on offer provides a long-term, low risk investment opportunity and an opportunity for diversification.

The Council has needed to reconsider how we manage risk

In addition to the risk impediments of the COVID-19 pandemic, the Council's non-rates revenue streams are becoming increasingly exposed to risks such as the impacts of earthquakes or other adverse natural events in Wellington. CCO revenue, central city parking, airport dividends and commercial property ground leases are all exposed to the risks of significant natural disasters in Wellington City.

Insurance is currently the Council's major risk transfer vehicle. Due to the risks listed above, the Council's insurance premiums are increasing year-on-year for similar levels of cover. This trend has triggered the need for an increased risk appetite for the Council, by choosing to accept more risk in exchange for lower premiums.

As risk increases and the Council's balance sheet comes under additional pressure, the Council will need to re-consider how we manage risks. These considerations may require diversification of assets or accepting higher impacts on the Council's services and assets.

Inflation is currently at a level not seen since 1990. The Council is keenly feeling its impact, particularly in the costs of our capital programme. It is expected that the costs of our services and projects will increase beyond those forecast in our plans, with consequential decisions being required about their affordability and about the Council's financial limits.

Given the scale of investment required for the city, current financial settings are not sustainable. In order to deliver on the Council's services and programmes of work while managing risk effectively, the Council will increasingly need to consider alternative revenue streams and diversification of assets.



Activity planned for the next three years

The Council will need to consider recycling our investments into priority areas

We have a number of large investments from which the Council receives a passive income that is utilised to offset rates. The incoming Council may need to consider how our commercial assets (Wellington International Airport Limited, Kiwi Point Quarry, and the ground lease portfolio) can support the Council's financial requirements. This could involve, but is not limited to, divesting some assets and recycling the proceeds to other Council priorities, as well as considering how revenue can be increased from the assets the Council owns.

With a combination of changing use and mixed use of buildings and spaces, there are existing possibilities for the Council to make more use of its land and asset portfolio. The incoming Council may also need to consider, for future projects, how we can achieve our city's social, environmental and infrastructure goals while also earning income from these investments. For example, through the redevelopment of Civic Square, the Council is allowing for some commercial use of Civic Square that will generate income to help fund the redevelopment and services.

Long-term Plan rating review

Councils are required to review their Long-term Plans every three years. As a part of each Long-term Plan cycle, the Council reviews the rating and financing policy which decides the revenue we collect to pay for the Council's services and investment. When Wellington City's Long-term Plan is reviewed in 2024, the Council will consider our revenue and finance policy in detail, including what rate types will be used by the Council and the rating differential between the different types of rates.

When Wellington City's Long-term Plan is reviewed in 2024, the Council will consider our revenue and finance policy in detail, including what rate types will be used by the Council and the rating differential between the different types of rates.

New financing tools need to be identified and advocated for

When compared to other countries, Local Government in New Zealand does not have a diverse income stream and relies heavily on property rates to fund services. The Council has advocated strongly to central government, along with the rest of the sector, for a broader range of funding and financing tools to be made available through the government's Local Government reform programme. Further advocacy may be required for these changes over the coming triennium if the city's financial position does not change.

The Council is also already progressing the use of the new Infrastructure Funding and Financing Act to deliver the Sludge Minimisation Project off Balance Sheet and investigating options for our impending investment in LGWM's programme of work, as well as other projects, including mechanisms to capture value uplift (from the Council's investment in key parts of the city) and new tools to charge for traffic congestion and user levies. These financial levers will require further investigation, and the possible implementation of solutions, over the coming triennium.

The incoming Council will need to manage affordability by making choices about the priority of capital programmes and the affordability of some Council services.

We need to consider how we prioritise expenditure and investment

While the Council investigates different funding tools, most of the costs for investing in the Council's services and assets is likely to continue to be met by Wellingtonians. As a result, the incoming Council will need to manage affordability by making choices about the priority of capital programmes and the affordability of some Council services - this will involve considering the viability of the Council's range of services and the level to which services are provided.

We anticipate a financial impact from the Three Waters Reform

The government's Three Waters Reform programme is likely to affect the Council in the coming years if the reforms go ahead as planned. Most aspects of physical asset management are carried out on the Council's behalf by Wellington Water, which means that the substantive impact on Wellington City Council is the impact on the balance sheet.

There are five key areas where the Council will experience a financial impact:

1. The loss of three waters assets.
2. The loss of three waters revenue.
3. The novation or retirement of three waters debt.
4. The impact on the Council's debt capacity.
5. The impact on the 2021-31 Long-Term Plan's proposed capital expenditure.

The most significant impact to be expected from the Three Waters Reform for the Council is the loss of revenue. On face value, the Council’s debt capacity will be reduced by \$377 million due to the loss of three waters revenue. With the low value of debt allocated to three waters, there is a significant mismatch between the loss of debt capacity and the reduction in debt from participating in the reform process.

The Three Waters Reform will have a material impact on the Council’s balance sheet and could potentially create a large one-off charge to the Council’s profit and loss statement. The scale of the one-off charge will depend on the amount of the payment made under the No Worse Off component of the reforms. The Council is working to ensure that the Council is “no worse off” with regards to debt capacity over the period of the 2021-31 Long-term Plan - the incoming Council may need to continue to address this.

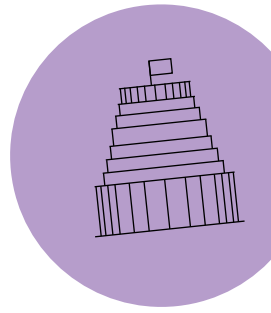


How can the Council create improved revenue streams from our current assets, services, and investments?

How might our partnership with Mana Whenua influence our prioritisation?

What are the options, and their associated trade-offs, for managing the Council's increasing risk liabilities?

What are possible additional funding tools that could be utilised by Local Government in New Zealand?



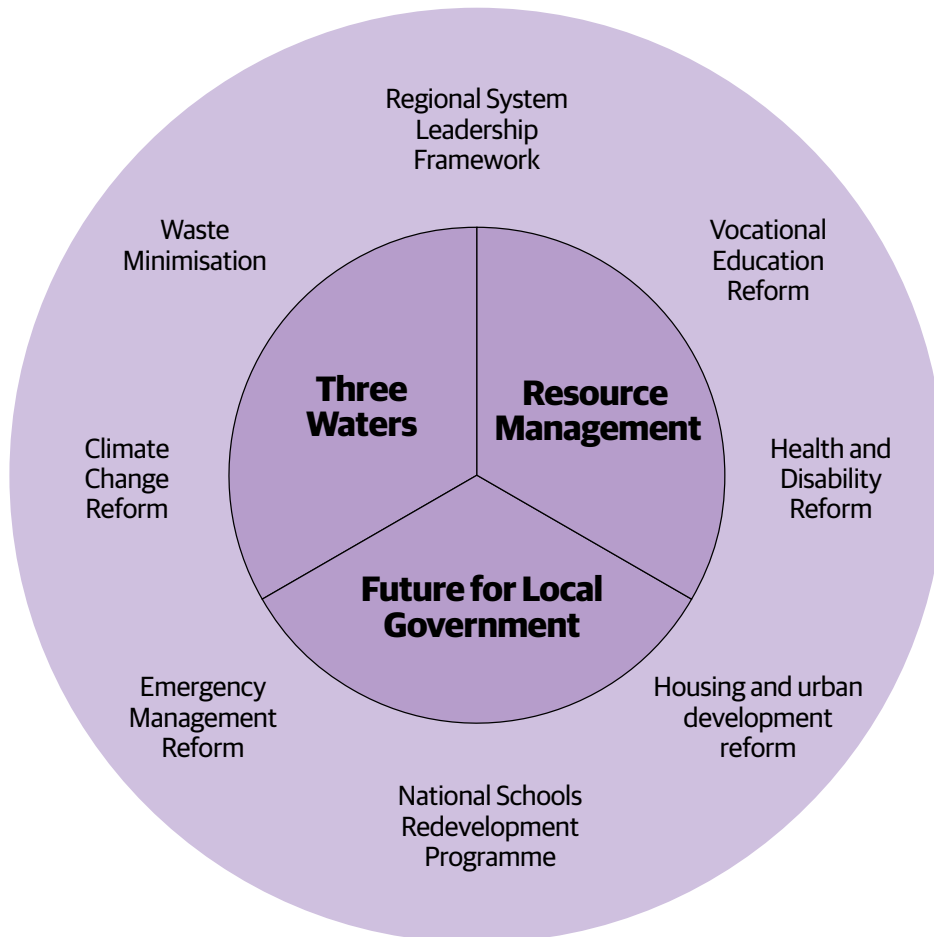
Wero matua tuarima: Tō tātou rāngai kāwanatanga ā-rohe e panoni haere ana

Key challenge five: Our changing Local Government sector

Over the previous three years central government has undertaken a significant reform programme that affects Local Government.

As well as the three key reforms detailed below, central government is in varying stages of delivering transformation programmes in the health and disability and vocational education sectors, as well as reviewing the regulatory frameworks supporting emergency management, waste minimisation, housing and urban development, climate change, and the central government regional leadership framework. Combined, this programme of policy development and reform is beginning to change the services Wellington City Council delivers and how we deliver them.

The Government's reform agenda:



Reform Overview

The Local Government sector is going through fundamental change to how it is structured, what services the sector delivers, and how it delivers these services. These reforms are addressing complex issues which may collectively affect a large portion of council services. It is likely that the Local Government sector will look very different by 2025, the end of the next triennium.

The Council is currently participating in the reforms' consultation and feedback programmes and doing work to understand how much the Council's services will be impacted. A period of transition is anticipated for the Council over the coming years.

The Council will continue to respond to, engage with Wellingtonians on, and put the Government's programme of reforms in place as they progress.

The Reform

Three Waters reform

In response to mounting challenges faced in the delivery of three waters services across New Zealand, the government announced the Three Waters Reform Programme to improve the regulation and service delivery arrangements of drinking water, stormwater, and wastewater.

To improve these services, the reforms propose to shift all of the councils' three waters assets into four separate publicly owned entities which will manage the delivery of services and investment in infrastructure. The government also established Taumata Arowai, which is the new water services regulator for New Zealand.

The government has indicated that it will bring a Bill to Parliament in 2022 to establish the four new water services entities, operationalising them from 1 July 2024.



Resource Management reform

In February 2021, the government announced that it would replace the Resource Management Act 1991 (RMA) with a new legislative framework, reflecting that the RMA has not delivered the desired environmental and development outcomes, and does not consistently give effect to Te Tiriti o Waitangi/ the Treaty of Waitangi.

This new legislative framework will include the Natural and Built Environments Act (NBA), Strategic Planning Act (SPA), and Climate Adaptation Act (CAA). The NBA will act as the primary replacement of the RMA, focusing on protecting and restoring the environment while enabling development; the SPA will require spatial planning to be undertaken at a regional level rather than a local level, helping to coordinate and integrate decision making, and the CAA will address issues related to the managed retreat of communities from coastal environments.

Together, the purpose of this new framework is to support the protection and restoration of the environment, guide long-term regional spatial planning, and address issues associated with climate change adaptation.

Future for Local Government Review

In 2021, the government appointed a panel to identify how our system of local democracy and governance needs to evolve over the next 30 years to improve the wellbeing of New Zealand communities and the environment, and to actively embody the Treaty partnership.

The scope of this Local Government review covers all aspects of Local Government, including the functions, roles, and structures of Local Government; relationships between Local Government, central government, iwi, Māori, businesses, communities, and other organisations; the embodiment of Te Tiriti o Waitangi, and funding and financing arrangements.

As a result of the Review Panel's engagement process over the past 12 months, five key shifts for the Local Government system have been identified.

These shifts consider how to:

- Strengthen local democracy.
- Have a stronger focus on wellbeing.
- Build and maintain authentic relationships with hapū/ iwi/ Māori.
- Have genuine partnership between local and central government.
- Establish a more equitable funding approach for Local Government's activities.

The purpose of this new legislative framework is to support the protection and restoration of the environment, guide long-term regional spatial planning, and address issues associated with climate change adaptation.

Next steps

The level of effort required of the Council to give effect to the Three Waters Reform will depend on the final form of the legislation.

If the current proposal is implemented, the Council will need to prepare for the process of shifting three waters assets from the Council’s control (via Wellington Water, a Council-Controlled Organisation) to the control of the new Three Waters entity servicing the lower half of the North Island and the top of the South Island.

The government has indicated that it will introduce the Natural and Built Environments and Spatial Planning Bills to Parliament in 2022. The Council will then have an opportunity to formally submit on the Bills through the Select Committee process.

If passed, all New Zealand councils will need to put the reforms in place. This will involve central government, regional government and Local Government collaborating to produce long-term spatial strategies in each region. Joint committees will be established with representatives from the three tiers of government and will have Mana Whenua representation.

Central government has indicated that the Climate Adaptation Bill and National Adaptation Plan will be consulted on in 2022, with the Bill being introduced to Parliament in 2023.

The Future for Local Government Review Panel plans to release its draft report in late 2022 with recommendations on the future of Local Government.

The incoming Council will have the opportunity to consider these recommendations and to prepare a formal submission providing feedback on the recommendations.

The Review Panel will submit its final report to the Minister of Local Government in 2023.





Ngā Kawenga Matua o te Kaunihera

The Council's major projects

Wellington is going through a significant period of investment and transformation.

The table outlines the Council's Major projects and programmes underway or commencing over the next three years relating to this period of transformation.

Project	Approved budget ⁸	Anticipated completion year
Three waters infrastructure	\$2 billion ⁹	2031
Social Housing Upgrade Programme	\$446 million	2031
Paneke Pōneke Bike Network Plan	\$226 million	2031
Te Matapihi Central Library	\$201.4 million	2026
Sludge Minimisation Facility	\$187 million ¹⁰	2025
Te Whare Whakarauiki Town Hall	\$182.4 million ¹¹	2024
Tākina Convention & Exhibition Centre	\$161 million	2023
Southern Landfill Extension	\$42.5 million	2026
St James Theatre Strengthening Project	\$40.6 million	2022
Let's Get Wellington Moving	LGWM is a joint programme of work with Wellington City Council, Greater Wellington Regional Council, and Waka Kotahi NZ Transport Agency, with support from Mana Whenua partners Taranaki Whānui ki Te Upoko o Te Ika and Ngāti Toa Rangatira. The LGWM partners are in the process of deciding on the Mass Rapid Transit (MRT) option consulted on in 2021. A decision is expected in mid-2022.	
Pōneke Promise Programme	\$7 million	2024
Frank Kitts Park Programme	\$7.1 million	2023
District Plan Review	\$17 million	2024
Te Kāinga - Affordable Rental Programme	Cost neutral for the Council (income is received by the Council from building owners for tenancy management service delivery)	2026
Transitional Cycleways - Botanic Gardens to Waterfront	\$2.2 million ¹²	2022
Transitional Cycleways - Newtown to City	\$3.8 million ¹³	2022

⁸ Approved budget costs are rounded to the nearest hundred thousand.

⁹ \$2 billion in investment was approved as a part of the 2021-31 Long-term Plan. This involves multiple projects, some of which are listed further in this table.

¹⁰ There are a number of consents required for this project which are expected to be granted and completed in 2022. Funding and timing for the project will then be finalised and agreed.

¹¹ Total approved capital expenditure on this project has increased by \$37.1 million from \$145.3 million to \$182.4 million, reflecting the complexity and risks of strengthening a 120-year-old building, which have been amplified by the impacts of Covid-19, supply chain disruption and unprecedented cost escalation.

Project	Approved budget⁸	Anticipated completion year
Cycleways – Evans Bay Parade Stage 1 (Part 3)	\$14.7 million ¹⁴	2023
Cycleways – Evans Bay Parade Stage 1 (Part 4)	\$4.2 million ¹⁵	2022
Cycleways – Miramar Avenue Cycleway and Intersection Improvements Phase 1	\$2.1 million ¹⁶	2022
Cycleways – The Parade Upgrade	\$15.4 million ¹⁷	2024
Ngaio Gorge Slope Stabilisation Improvements	\$10.4 million	2022
Zero Waste Programme	Zero waste is a new programme of work, with budgets currently being finalised. The programme will include the residual waste southern landfill extension piggyback option (\$52.3m), resource recovery network extension, kerbside services review, organics processing plant and collection, regional waste assessment, WMMP action plan, regional WMMP 23–29, and the waste services review. Indicative programme completion is 2027	
Te Ngakau (Incl. CAB, MOB, MFC Carpark)	\$18.3 million	2022
Community Centres – Karori Event Centre Building Completion and Fit-Out	\$1.6 million	2023
Community Centres – Newtown	\$4.1 million	2023
Community Centres – Aro Valley	\$1.7 million	2022
Community Centres – Strathmore Park	\$1.3 million	2022
Wellington Water – CBD Wastewater Pump Station & Rising Main Projects	\$24.1 million	2023
Wellington Water – Omāroro Reservoir	\$68 million	2023

Further detail on these major projects can be found on the Council’s website.

¹² These projects fall within the \$226 million total budget for the Paneke Pōneke | Bike Network Plan.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Ibid.


¹⁷ Ibid.



ENROL TO VOTE

03

**E pēhea ana te mahi a te
tāone me tō tātou Kaunihera?**
How is our city and our
Council performing?

A night photograph of a park. In the foreground, a large pine tree is decorated with strings of warm white lights. In the background, several multi-story apartment buildings are lit up, and a large Christmas tree is also decorated with lights. A paved walkway with blue benches and a black bench is visible in the foreground. A body of water reflects the lights in the background.

This is a summary of how the Council is performing, with the performance data sourced from the 2020-21 Annual Report.

Further information on the Council's performance can be found in the 2020-21 Annual Report which is available on the Council website. The 2021-22 Annual Report will be released later this year.

The costs are the year one total operating expenditure budget from the 2021-31 Long-term Plan, and the resident population used is 202,600.

Pārongo-a-tāone Governance

Services in the governance portfolio are mostly funded through non-targeted rates, with a small portion being funded through fees and user charges for Civic Information and City Archives.

What we do

- Ensure people are well-informed so they can contribute meaningfully to the Council’s decision-making processes.
- Keep a record of our work and provide access to the information we hold.
- Work with Mana Whenua, Ngāti toa Rangatira and Taranaki Whānui ki te Upoko o te Ika, and ensure they are involved in decisions about the city.

How we’re going

We perform well in the core administration aspects of our governance role.

We are working hard to address residents’ decreased satisfaction with involvement in and understanding of the Council’s decision making, which has reduced markedly in recent years.

Consultation and engagement will continue to be an ongoing area of focus in the coming years.

Our ability to respond to residents through our call centre is improving following changes to our Contact Centre’s systems, where we focus on providing seamless, high-quality services and experiences to Wellingtonians.

Residents are highly satisfied with the services provided by the City Archives team.

Tākai Here - our partnership agreement with Mana Whenua - demonstrates how we are working with iwi to create a shared vision for our city/ rohe focused on the wellbeing of Māori within our community.

What it costs Per resident per week



\$2.44

Governance, information and engagement \$25,689,000 total cost per year



\$0.35

Māori and Mana Whenua partnerships \$3,717,000 total cost per year

Consultation and engagement will continue to be an ongoing area of focus in the coming years.

Taiao Environment

Services in the environment portfolio are funded through a combination of general rates, user charges and other income such as subsidies received from Waka Kotahi for roads and open spaces.

What we do

- Protect and restore the city’s biodiversity.
- Provide attractive, safe and accessible spaces such as parks and beaches for leisure and recreation.
- Supply drinking water, wastewater and stormwater services through Wellington Water.
- Provide waste disposal and recycling services.
- Promote a sustainable city, encourage waste minimisation.
- Promote energy efficiency and conservation.
- Take accountability for the Wellington City Council group’s carbon footprint.
- Support and fund the Wellington Zoo and Zealandia.

How we’re going

The city’s gardens, beaches and green open spaces offer good value-for-money, are highly used by residents and are maintained to a high standard - 90 percent of residents were satisfied with the quality and maintenance of green open spaces. Opportunities to further strengthen our parks network are continually assessed.

Waste disposal and recycling services are well used by residents, although user satisfaction with recycling and waste services remains just short of our target. Efforts to reduce our environmental footprint continue.

Many metrics related to the management of three waters are on target.

There are challenges meeting desired response times to three waters faults, partly caused by increasing work volumes from an ageing pipe network. Wastewater overflow events are lower than previous years however response times exceed targets.

We are setting a new baseline this year for the Council’s greenhouse gas emissions, and we have started work on reducing our emissions through electrifying our light vehicle fleet, reducing the energy (and carbon) consumption of the Council’s buildings, and putting in place a climate smart infrastructure policy.

What it costs Per resident per week



\$4.67

Gardens, beaches and green open spaces \$49,222,000 total cost per year



\$2.18

Waste reduction and energy conservation \$22,980,000 total cost per year



\$5.26

Water \$55,439,000 total cost per year



\$4.74

Wastewater \$49,962,000 total cost per year



\$2.70

Stormwater \$28,458,000



\$0.74

Conservation attraction \$7,756,000

Whanaketanga ōhanga me oranga ahurea

Economic development and cultural wellbeing

Services in the economic development and cultural wellbeing portfolios are funded through a combination of general and targeted rates as well as grants and subsidies from external sources.

Most of the economic development activities are paid for by commercial ratepayers as this activity includes tourism promotion, economic grants, and other activities that directly benefit the business community.

What we do

- Funding tourism promotions and visitor attractions.
- Supporting WellingtonNZ, (our regional economic development agency).
- Maintaining relationships with other agencies to foster economic growth.
- Our arts activities ensure Wellington builds on its reputation as New Zealand’s arts and culture capital by continuing to be home to top-class museums and art galleries, orchestras, and dance and theatre companies.
- Support arts activities and organisations in our communities through our funding of Experience Wellington, the Public Arts Fund, the Cultural Grants Pool and the Creative Communities Scheme.

How we’re going

COVID-19 has changed consumer visitation and spending habits. The Council has developed pandemic response plans to support the business community over the course of the pandemic.

While many events and festivals were not able to go ahead due to lockdowns and gathering size limits, more than 500,000 people attended Council-supported events in 2020/21, with attendee satisfaction reaching 90 percent.

What it costs

Per resident per week



\$3.35

City promotions and business support \$35,315,000 total cost per year



\$2.33

Arts and cultural activities \$24,587,000 total cost per year



Pāpori me te hākinakina

Social and recreation

Services in the social and recreation portfolio are funded through a combination of general rates and user charges.

What we do

- Operate sport and recreation facilities and support a network of community spaces and libraries.
- Support community leadership and advocacy to strengthen our city’s resilience, wellbeing and safety.
- Provide both social housing and, more recently, Te Kāinga affordable rental units, with tenant wellbeing at the core of these services.
- Maintain public health standards by regulating food and liquor outlets, animals and trade waste.
- Manage environmental noise problems, public toilets, cemeteries and crematorium services.
- Support communities to take climate action through education and funding, for example the Climate and Sustainability Fund and Home Energy Saver assessments, to support Wellingtonians to have warm, dry homes.

How we're going

User satisfaction with most recreation services and facilities remains steady and is fairly high. Usage levels of many of our facilities are also broadly similar to previous years.

Library website visits and issued items through e-library continue to climb year-on-year; user satisfaction with library services is good, although not quite meeting our 90 percent target (this is likely affected by the Central Library being out of action).

Our City Housing services continue to be of good quality and are highly valued by tenants.

What it costs

Per resident per week



\$4.42

Recreation promotion and support
\$46,626,000 total cost per year



\$7.19

Community support
\$75,810,000 total cost per year



\$1.75

Public health and safety
\$18,413,000 total cost per year



Tāone tupu ora me waka

Urban development and transport

Services in the urban development and transport portfolios are funded through general rates, fees and charges, and grants and subsidies received from Waka Kotahi for transport-related activities.

What we do

- Our Spatial Plan provides guidance on how and where the city should grow. We operationalise this through the District Plan which guides land use and development.
- Regulate building and development work according to the Building Act 2004 (including addressing earthquake-prone buildings), the Resource Management Act 1991 and the District Plan.
- Look after public spaces, including the waterfront.
- Operate the Council’s transport network, which doesn’t include the buses and trains but does include bridges, tunnels, bus shelters and approximately 18,000 streetlights.
- Take a connected approach to urban and transport planning, making sure we are planning holistically for our city tomorrow while meeting the needs of today.

How we’re going

We are performing well in promoting active modes of transport and acting on climate change.

Wellingtonians are less satisfied with peak travel times, congestion, and the time it takes to see change happening to improve the transport network in the city.

We continue to have some challenges in meeting legislative requirements for the timeliness of resource consenting and Land Information Management (LIM) requests, however customers are broadly satisfied with our services.

What it costs Per resident per week



\$1.66

Urban development, heritage and public spaces development
\$17,517,000 total cost per year



\$3.03

Building and development control
\$31,984,000 total cost per year



\$7.32

Transport
\$77,222,000 total cost per year



\$1.69

Parking \$17,835,000 total cost per year


LOCAL ELECTIONS





04

Ngā Tauāki Pūtea
Financial statements



The Council's financial position is strong. This is reflected in our AA credit rating from Standard and Poors', the highest rating for a council. This rating indicates the Council has very strong financial management practices and means we have a lower cost of borrowing and greater access to funds.

Projected rates rises

Rates are the primary source of the Council’s income and make up 60 percent of our annual income. The Council’s projected rate increases through to 2031, presented in \$ millions and percentage terms, are summarised in the graph (right).

The graph shows the forecast rates increases for the current amended Long-term Plan. The challenges and factors outlined in the earlier sections of this report will mean there will be additional pressure on our ability to restrict increases to these levels. Therefore, the Council will need to make decisions about prioritisation, delivery timescales, levels of service provided, and new funding tools.

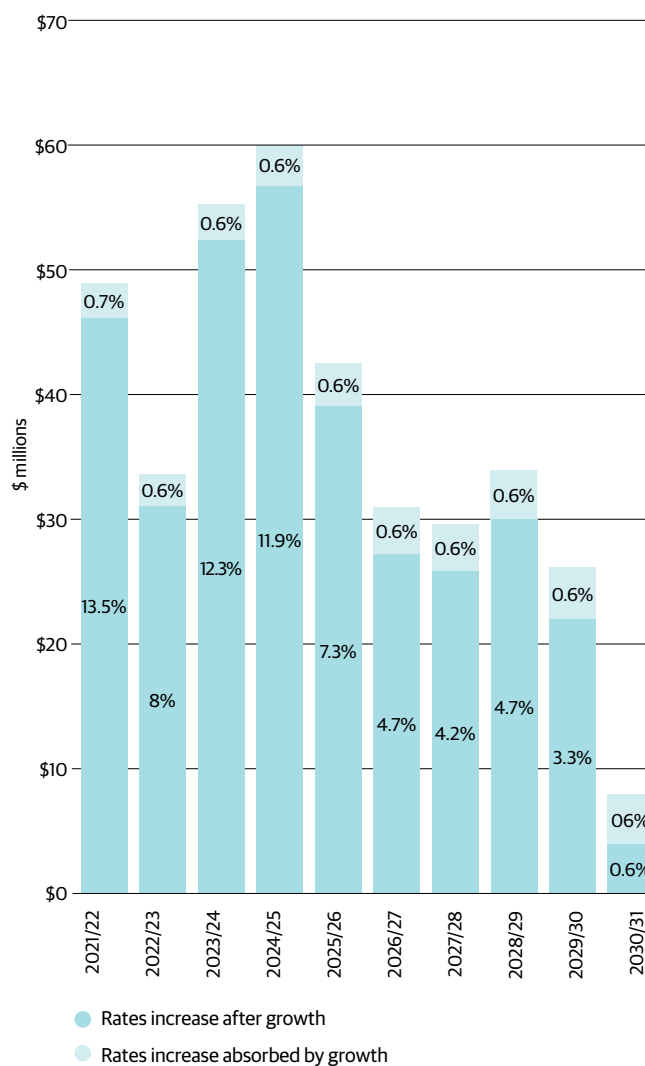
Limits on rates increases before emerging projects included

When we adopted Our 10-Year Plan 2018–28 (the Long-term Plan), we also agreed limits to rates increases.

The annual rates limit is \$475m over the first three years and \$630m over the first 10 years of the Long-term Plan.

The average rates increase assumes average growth in the ratepayer base of 0.6 percent per year across the 10 years of the Plan.

Proposed year-on-year rates increase



Note that the figures used in this chart and section are from the 2022/23 Annual Plan.

What our capital investment programme looks like

As part of the Long-term Plan, the Council agreed to a 10-year \$3.2 billion capital expenditure programme.

Of that funding, approximately 52 percent (\$1.7bn) is targeted toward the renewal of existing city assets, most of which being transport and three waters infrastructure. A further 33 percent (\$1bn) is related to building new or upgrading existing Council assets - large projects such as the Central Library remediation, Tākina Wellington Convention and Exhibition Centre, cycleways and LGWM are a significant proportion of these upgrades.

Our current debt position

To pay for investment in the city, the Council lifted the debt limit (the debt-to-income ratio) in the 2021 LTP from 175 percent to 225 percent. We are forecast to exceed that limit in the coming years, before coming back within those limits by 2031.

Our starting borrowing position of \$1,074 million equates to \$12,819 per person in Wellington. The Long-term Plan shows this borrowing position will move to \$1,668 million by 2031 and will equate to \$17,780 per person in Wellington.

Overall, many other local authorities are being challenged by a need for increased borrowings, however our current level of debt is less than many local authorities. More importantly, we have investments which include shares in Wellington International Airport and a number of CBD ground leases that give us a higher dividend than the cost of borrowings. This gives the Council some flexibility in how we manage future capital investment requirements.

We could also divest some of these investments and significantly reduce our debt position at any time.

While our current debt position is prudent, and there are clear options available to the Council to manage the debt, there are significant cost pressures ahead that are not budgeted within the existing Long-term Plan. Once these are added, this would push the Council further over its 225 percent funding limit.

Our starting borrowing position of \$1,074 million equates to \$12,819 per person in Wellington.



Financial performance

The Council's financial performance is sound.

The Local Government Act 2002 requires the Council to have a balanced budget. The balanced budget requirement is closely linked to the principle of intergenerational equity, the idea that each generation of ratepayers pays their fair share for the goods and services they use. It means the Council aims to budget its revenue to equal its operating expenses.

The Council forecasts a net deficit of \$7.4 million for the 2021/22 financial year, primarily due to reduced revenue from operating activities, water rates not charged, and lower roading subsidies from Waka Kotahi.

Helping to offset this position is lower total expenditure and gains from investment property revaluations.

The net surplus or deficit is the difference between the expenses the Council incurred during the year and the revenue the Council received.

It is represented by the following formula:

$$\text{Net surplus/ (deficit) =} \\ \text{Total revenue - Total expenses}$$



Summary Statement of Comprehensive Revenue and Expense

	Actual 2020 \$000	Actual 2021 \$000	Forecast ¹ 2022 \$000	Annual Plan ² 2023 \$000	Prospective ³ 2024 \$000	Prospective 2025 \$000	Prospective 2026 \$000
REVENUE							
Rates revenue	322,021	341,914	390,377	426,357	481,394	541,311	583,821
Operating activities revenue	174,833	187,077	183,426	211,266	207,863	220,986	222,992
Investment revenue	23,008	11,065	10,795	12,294	21,552	25,041	25,337
Vested assets and other revenue	11,016	13,053	3,196	1,101	1,854	188,487	1,494
Fair value movements	7,562	20,501	10,386	7,046	6,765	7,328	8,174
Finance revenue	2,280	2,114	1,693	13	13	13	14
TOTAL REVENUE	540,720	575,724	599,873	658,077	719,441	983,166	841,832
EXPENSE							
Fair value movements	-	(52)	-	-	-	-	-
Finance expense	(26,541)	(25,490)	(26,740)	(41,375)	(49,486)	(56,380)	(62,485)
Expenditure on operating activities	(413,966)	(406,090)	(436,803)	(497,220)	(521,113)	(514,596)	(526,637)
Depreciation and amortisation	(118,067)	(136,635)	(143,710)	(187,605)	(218,076)	(246,533)	(273,715)
TOTAL EXPENSE	(558,574)	(568,267)	(607,253)	(726,200)	(788,675)	(817,509)	(862,837)
Operating surplus/ (deficit) before insurance proceeds	(17,854)	7,457	(7,380)	(68,123)	(69,234)	165,657	(21,005)
Insurance proceeds	33,000	-	-	-	-	-	-
NET SURPLUS/ (DEFICIT) for the year	15,146	7,457	(7,380)	(68,123)	(69,234)	165,657	(21,005)
OTHER COMPREHENSIVE REVENUE and EXPENSE							
Fair value movements – cash flow hedges	(38,903)	60,019	-	-	-	-	-
Fair value movements – other financial assets	795	944	-	-	-	-	-
Fair value movements – revaluations of property, plant and equipment	493,980	284,092	1,825,793	-	173,637	831,884	-
TOTAL OTHER COMPREHENSIVE REVENUE and EXPENSE	455,872	345,055	1,825,793	-	173,637	831,884	-
TOTAL COMPREHENSIVE REVENUE and EXPENSE	471,018	352,512	1,818,413	(68,123)	104,403	997,541	(21,005)

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- 3 The prospective information for 2024-26 is taken from the 2021-31 Long-term Plan amendment. The amounts shown are forecast and unaudited and are subject to change based on subsequent decisions of the Council.



Financial position

Our assets and liabilities

The Council's forecast of net worth on 30 June 2022 is \$9,563 million. This is calculated as the difference between the total assets and the total liabilities of the Council. Net worth is represented in the financial statements by the balance of equity or net assets.

Assets

Assets are items of economic value owned or controlled by the Council. The Council's total assets are worth \$11,025 million, and include major assets such as:

- property, plant and equipment, including land, buildings and infrastructure assets
- other assets, including investment properties and the cost of investments in controlled entities and associates.

Further capital investment is spent each year on constructing and developing assets around Wellington which contribute to the balance of property, plant and equipment.

Liabilities

Liabilities are amounts owed to lenders and suppliers. The Council's total liabilities are \$1,462 million. The major liabilities of the Council include:

- gross borrowings
- other liabilities which include trade and other payables.

Summary statement of Financial Position

	Actual 2020 \$000	Actual 2021 \$000	Forecast ¹ 2022 \$000	Annual Plan ² 2023 \$000	Prospective ³ 2024 \$000	Prospective 2025 \$000	Prospective 2026 \$000
ASSETS							
Current assets							
Financial assets	225,532	204,689	304,040	208,896	172,202	167,904	134,029
Non-financial assets	16,681	36,827	24,173	19,910	20,991	20,685	21,152
Total current assets	242,213	241,516	328,213	228,806	193,193	188,589	155,181
Non-current assets							
Financial assets	16,131	34,203	56,229	27,402	27,402	27,402	27,402
Non-financial assets	8,118,227	8,545,887	10,640,305	10,855,679	11,221,981	12,434,428	12,537,635
Total non-current assets	8,134,358	8,580,090	10,696,534	10,883,081	11,249,383	12,461,830	12,565,037
TOTAL ASSETS	8,376,571	8,821,606	11,024,747	11,111,887	11,442,576	12,650,419	12,720,218
LIABILITIES							
Current liabilities							
Borrowings	186,000	154,523	68,000	111,816	75,316	70,816	39,316
Other liabilities	99,976	114,769	107,768	112,102	113,878	113,848	110,937
Total current liabilities	285,976	269,292	175,768	223,918	189,194	184,664	150,253
Non-current liabilities							
Borrowings	589,931	754,129	1,238,736	1,362,430	1,624,539	1,840,644	1,967,012
Other liabilities	159,481	104,490	47,525	99,018	97,919	96,646	95,493
Total non-current liabilities	749,412	858,619	1,286,261	1,461,448	1,722,458	1,937,290	2,062,505
TOTAL LIABILITIES	1,035,388	1,127,911	1,462,029	1,685,366	1,911,652	2,121,954	2,212,758
TOTAL EQUITY/ NET ASSETS	7,341,183	7,693,695	9,562,718	9,426,521	9,530,924	10,528,465	10,507,460

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Cash flows

This table sets out where we got our money from and what it is used for.

The majority of our income comes from rates, and we spend a large portion of the money to deliver services and capital investment projects, as well as paying our suppliers and employees.

Summary Statement of Cash Flows

	Actual 2020 \$000	Actual 2021 \$000	Forecast ¹ 2022 \$000	Annual Plan ² 2023 \$000	Prospective ³ 2024 \$000	Prospective 2025 \$000	Prospective 2026 \$000
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts from rates	316,718	342,909	386,481	427,313	479,995	540,305	582,766
Receipts from activities and other revenue	144,334	179,056	138,623	169,761	166,602	171,119	199,022
Other receipts	116,151	129,516	136,645	141,702	156,847	175,745	178,809
Cash paid to suppliers and employees	(356,198)	(362,803)	(395,075)	(444,333)	(460,230)	(459,214)	(491,485)
Other payments	(114,332)	(113,201)	(129,168)	(138,680)	(158,734)	(170,679)	(182,044)
NET CASH FLOWS FROM OPERATING ACTIVITIES	106,673	175,477	137,506	155,763	184,480	257,276	287,068
CASH FLOWS FROM INVESTING ACTIVITIES							
Purchase of intangibles	(4,001)	(18,277)	(7,382)	(5,038)	(3,947)	(3,282)	(1,167)
Purchase of property, plant and equipment	(211,748)	(245,489)	(310,538)	(399,420)	(416,424)	(432,914)	(372,034)
Other	11,109	(33,730)	(35,680)	7,313	22,913	16,113	16,114
NET CASH FLOWS FROM INVESTING ACTIVITIES	(204,640)	(297,496)	(353,600)	(397,145)	(397,458)	(420,083)	(357,087)
CASH FLOWS FROM FINANCING ACTIVITIES							
Increase in borrowings	86,975	132,721	300,709	298,234	262,109	216,105	126,368
Interest on borrowings	(25,677)	(24,930)	(26,740)	(41,375)	(49,486)	(56,380)	(62,485)
NET CASH FLOWS FROM FINANCING ACTIVITIES	61,298	107,791	273,969	256,859	212,623	159,725	63,883
Net increase/ (decrease) in cash and cash equivalents	(36,669)	(14,228)	57,875	15,477	(355)	(3,082)	(6,136)
Cash and cash equivalents at beginning of year	135,246	98,577	84,349	11,004	26,481	26,126	23,044
CASH AND CASH EQUIVALENTS AT END OF YEAR	98,577	84,349	142,224	26,481	26,126	23,044	16,908

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Our expenditure and how we fund it

There are two ways we pay for things: through operating expenditure and capital expenditure.

Operating expenditure pays for the Council's day-to-day operations and services, from collecting rubbish and providing street lighting to maintaining gardens and issuing building consents. It is paid from general rates, targeted rates, fees and charges, and other income such as grants and subsidies and investment income.

Capital expenditure represents expenditure on property, plant and equipment, which are assets held by the Council and include those used to provide its goods and services (eg., swimming pools, libraries, sports fields, and bridges). It is mostly funded from depreciation, development contributions, borrowing and income from third parties such as subsidies from Waka Kotahi for roading.

This table shows how the Council funds its operating and capital expenditure.

Funding Impact Statement

	Actual 2020 \$000	Actual 2021 \$000	Forecast ¹ 2022 \$000	Annual Plan ² 2023 \$000	Prospective ³ 2024 \$000	Prospective 2025 \$000	Prospective 2026 \$000
SOURCES OF OPERATING FUNDING							
General rates, uniform annual general charges, rates penalties	185,379	195,122	228,098	270,117	307,223	331,596	359,580
Targeted rates	136,642	146,792	162,279	156,236	174,173	209,716	224,243
Subsidies and grants for operating purposes	8,034	13,003	12,957	9,558	9,701	9,921	10,144
Fees and charges	165,001	134,467	142,465	167,109	162,853	169,698	177,863
Interest and dividends from investments	14,399	2,156	1,820	1,913	10,913	14,113	14,114
Local authorities fuel tax, fines, infringement fees, and other receipts	7,770	8,973	7,304	11,874	12,122	12,375	12,668
TOTAL SOURCES OF OPERATING FUNDING (A)	517,225	500,513	554,923	616,807	676,985	747,420	798,612
APPLICATIONS OF OPERATING FUNDING							
Payments to staff and suppliers	345,533	346,809	384,387	448,360	463,369	457,660	467,216
Finance costs	26,234	25,164	26,740	41,375	49,486	56,380	62,485
Other operating funding applications	48,059	48,307	48,120	49,085	58,003	57,286	59,737
TOTAL APPLICATIONS OF OPERATING FUNDING (B)	419,826	420,280	459,247	538,820	570,858	571,326	589,438
SURPLUS/ (DEFICIT) OF OPERATING FUNDING (A-B)	97,399	80,233	95,676	77,988	106,127	176,094	209,174

Funding Impact Statement Continued

	Actual 2020 \$000	Actual 2021 \$000	Forecast ¹ 2022 \$000	Annual Plan ² 2023 \$000	Prospective ³ 2024 \$000	Prospective 2025 \$000	Prospective 2026 \$000
SOURCES OF CAPITAL FUNDING							
Subsidies and grants for capital expenditure	27,349	31,793	28,426	30,719	32,195	37,919	31,548
Development and financial contributions	3,568	3,689	4,500	3,500	3,500	3,500	3,500
Increase/ (decrease) in debt	96,420	122,133	163,511	307,566	273,225	209,152	119,024
Gross proceeds from sales of assets	18,786	2,772	2,000	2,000	15,400	2,000	2,000
Lump sum contributions							
TOTAL SOURCES OF CAPITAL FUNDING (C)	146,123	160,387	198,437	343,785	324,320	252,571	156,073
APPLICATIONS OF CAPITAL FUNDING							
Capital expenditure							
to meet additional demand	5,008	1,343	29,593	61,756	52,146	71,452	60,761
to improve the level of service	83,477	153,998	153,482	200,126	221,438	186,191	141,412
to replace existing assets	124,623	111,412	108,707	160,040	157,036	171,286	163,301
Increase/ (decrease) in reserves	30,414	(26,133)	2,331	(148)	(174)	(265)	(227)
Increase/ (decrease) in investments							
TOTAL APPLICATIONS OF CAPITAL FUNDING (D)	243,522	240,620	294,113	421,773	430,447	428,664	365,247
SURPLUS/ (DEFICIT) OF CAPITAL FUNDING (C-D)	(97,399)	(80,233)	(95,676)	(77,988)	(106,127)	(176,094)	(209,174)
FUNDING BALANCE ((A-B) + (C-D))	-	-	-	-	-	-	-
Expenses for this activity grouping include the following depreciation/ amortisation charge	117,270	135,722	143,710	187,605	218,076	246,533	273,715

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Indicators of financial performance

The Council continues to score well against the Local Government benchmarks under the Financial Reporting and Prudence Regulations. The three main elements for financial prudence under the regulations are affordability, sustainability and predictability.

The purpose of these benchmarks is to assess whether the Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

Affordability benchmarks

These benchmarks help assess the affordability of each local authority's expenditure and financing activities for present and future ratepayers. These cover the Council's compliance against targets in our financial strategy for rates increases and debt levels.

Sustainability benchmarks

These provide an indicator of how prepared the Council is for long-term uncertainties and to maintain itself indefinitely.

Predictability benchmarks

These are an indicator of the level of flexibility that the Council has to respond to unexpected events, as well as our ability to pay for capital expenditure using internally generated funds rather than relying on external sources.

REF	CATEGORY	MEASURE	2021/22* MET
1.	Rates affordability benchmark	The Council's planned rates increases are within the quantified limit on rates increases included in the LTP Financial Strategy of 27.8%	Yes 14.2%
2.	Debt affordability benchmark	Net borrowings as a percentage of income <225%	Yes 178.6%
		Net interest as a percentage of revenue <15%	Yes 4.0%
		Net interest as a percentage of annual rates income <20%	Yes 6.4%
		Liquidity (term borrowing + committed loan facilities to existing external debt) >15%	Yes 115.0%
3.	Balanced budget benchmark	Operating revenue is greater than operating expenditure as a proportion >100%	No ¹ 98.0%
4.	Essential services benchmark	Capital expenditure on network is greater than operating expenditure as a proportion >100%	Yes 123.0%
5.	Debt servicing benchmark	Borrowing costs as a proportion of operating revenue <10%	Yes 4.5%
6.	Debt control benchmark	Net debt as a proportion of planned debt <100%	Yes 89.3%
7.	Operations control benchmark	Net cash flow from operations as a proportion of its planned net cash flow from operations >100%	No ² 76.7%

* The financial information for 2021/22 is a forecast, is unaudited and is subject to change.

1. This measure has been impacted by the continued effects of COVID-19.
2. A number of assumptions are made around the timing of events. Any departure from these assumptions can affect the outcome of this measure. The Council is satisfied that it is prudently managing operational cash flow, with timing differences in the receipt of revenues compared to budget leading to the "not met" outcome for this measure.

**STAND
FOR PŌNEKE**

**LOCAL ELECTIONS
22**





05

Ngā Āpitihanga
Appendices

Appendix 1: Wellington's performance compared to other New Zealand cities

Quality of life		Unemployment rate	
2020	2018	2021	2018
91% Wellington	89% Wellington	5.1% Wellington	4.2% Wellington
87% Tauranga	90% Tauranga	4.1% Tauranga	4.4% Tauranga
85% Hamilton	86% Hamilton	5.6% Hamilton	5.4% Hamilton
87% Auckland	82% Auckland	5.1% Auckland	4.4% Auckland
91% Christchurch	83% Christchurch	5.1% Christchurch	4.5% Christchurch

Quality of life is higher than other cities in NZ.

Source: Quality of life 2018 and 2020 surveys - Note: data age due to timing of survey (once every two years), results from 2022 survey are yet to be released.

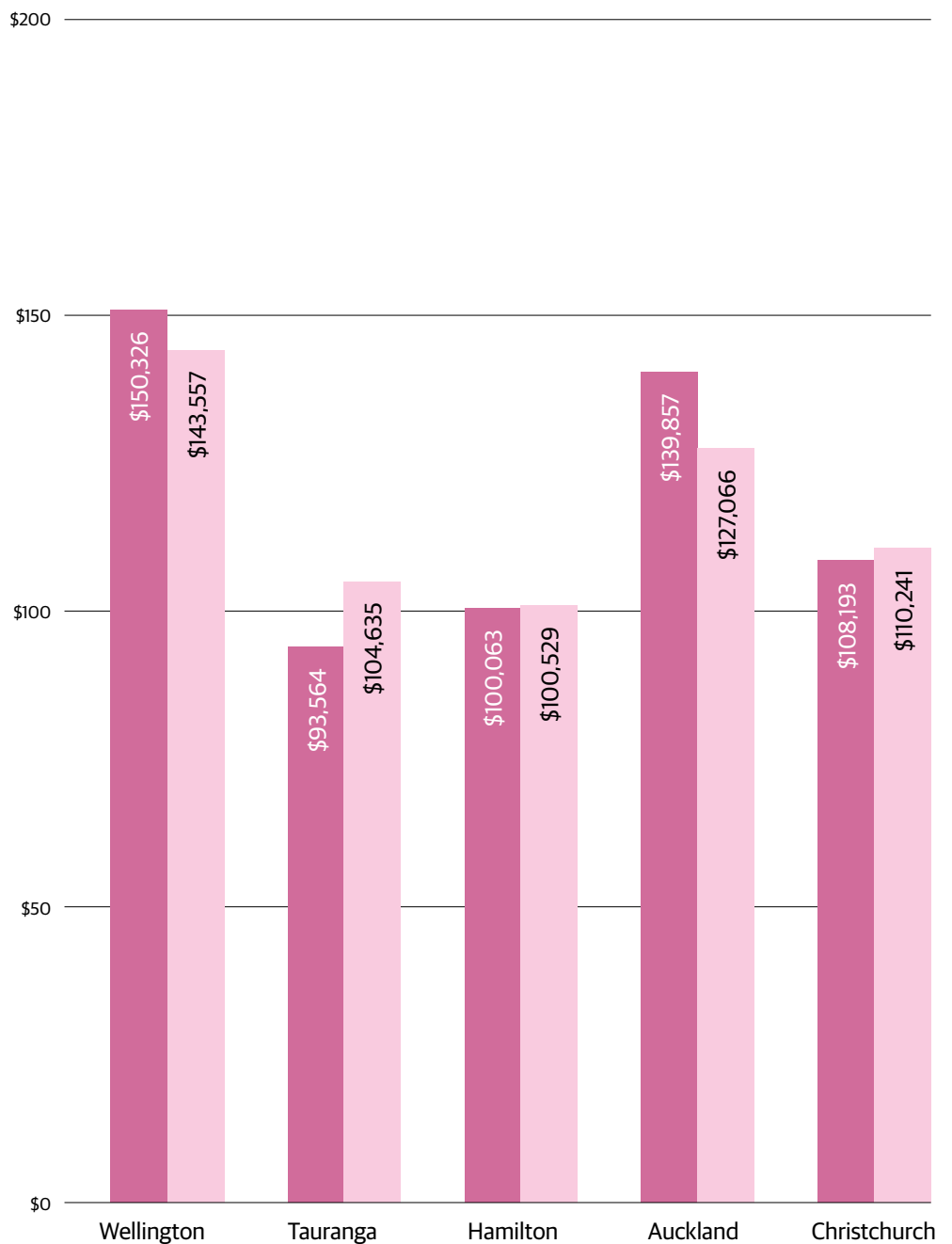
Source: Infometrics - Figures from the December 2018 and 2021 quarterly economic monitoring. Unemployment rates shown are the average rate over a 12-month period drawn from the StatsNZ Household Labour Force Survey.

Average household income (Thousands)

● 2021 ● 2018

7%
Average household incomes in Wellington were 7 percent higher than those in Auckland

40-60%
Wellington incomes were 40 percent-60 percent higher than those in the remaining other large cities in New Zealand



Source: Infometrics - figures from the regional economic profile. Household income derived from StatsNZ Household Economic Survey.

Average city growth rate per annum

2019-2021

0.4%

Wellington

2016-2018

3.2%

Wellington

3.3%

Tauranga

6%

Tauranga

2.2%

Hamilton

2.9%

Hamilton

-0.3%

Auckland

4.4%

Auckland

-0.5%

Christchurch

2.8%

Christchurch

Housing Affordability Index*

2021

7.4%

Wellington

10.6%

Tauranga

7.6%

Hamilton

9%

Auckland

5.6%

Christchurch

2018

5.7%

Wellington

8.1%

Tauranga

6.3%

Hamilton

8.1%

Auckland

4.7%

Christchurch

The city's growth was marginally higher than Auckland and Christchurch but below Tauranga and Hamilton.

\$1.1 million

Prices have risen steeply over the past few years (the city's average house price topped \$1.1m in 2021), house prices have remained more affordable when compared to other major cities due to our high average household incomes

*The Housing Affordability Index is the ratio of the average current house value to average household income. A higher ratio suggests that median houses cost a greater multiple of typical incomes, which indicates lower housing affordability, and vice versa for a lower ratio.

Source: Infometrics - GDP figures from the regional economic profile.

Source: Infometrics - figures from the regional economic profile. House value data sourced from QVNZ.

Population growth**2019-2021****4,1k**

Wellington

2016-2018**12,5k**

Wellington

Average growth rate**2020****1%**

Wellington

2018**2%**

Wellington

8,800

Tauranga

10,400

Tauranga

3%

Tauranga

2.6%

Tauranga

6,000

Hamilton

12,500

Hamilton

1.7%

Hamilton

2.5%

Hamilton

34,000

Auckland

126k

Auckland

1%

Auckland

2.5%

Auckland

4,900

Christchurch

20,700

Christchurch

0.6%

Christchurch

1.8%

Christchurch

Wellington's population is growing at a moderate rate, like most of the other major cities in New Zealand and New Zealand as a whole.

Source: Infometrics – figures from the regional economic profile. Population data based on StatsNZ Estimated Resident Population.

Residents with enough money

2020

59%

Wellington

2018

58%

Wellington

47%

Tauranga

50%

Tauranga

44%

Hamilton

38%

Hamilton

45%

Auckland

41%

Auckland

50%

Christchurch

52%

Christchurch

Residents with not enough money

2020

12%

Wellington

2018

11%

Wellington

13%

Tauranga

12%

Tauranga

16%

Hamilton

16%

Hamilton

17%

Auckland

19%

Auckland

13%

Christchurch

13%

Christchurch

A higher proportion of the city's residents say they have more than enough money to meet their everyday needs.

12%

But we must continue to support the 12 percent of residents who say they do not have enough money to meet every day needs.

Source: Quality of life 2018 and 2020 surveys - Note: data age due to timing of survey (once every two years), results from 2022 survey are yet to be released.

Average rent (Hundreds)

● 2021 ● 2018

40%

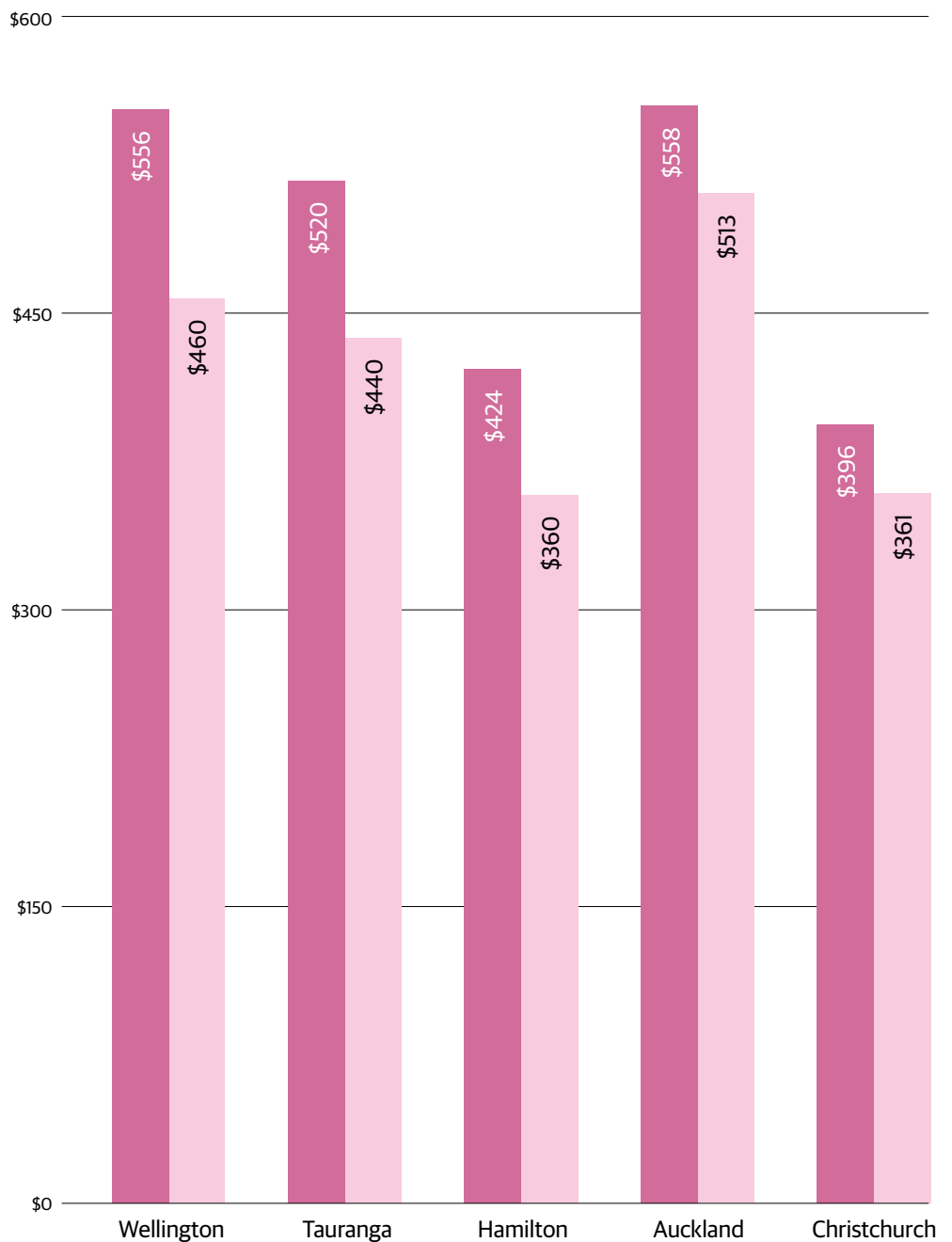
For the approximately 40 percent of our residents who rent their home (Census, 2018), rents are a major component of household spending

20%

Rents in Wellington City have increased by approximately 20 percent in the past three years



Rents in Wellington City are among the highest of all the major cities in New Zealand (equal with Auckland)



Source: Infometrics - figures from the regional economic profile. Rent data sourced from MBIE based on rental bonds lodged.

Appendix 2: Supporting documents and further reading

The following are Wellington City Council documents which have informed the content contained in this report. These documents can be found on the Wellington City Council website.

- Annual Plan
- Annual Report
- Long-term Plan
- Spatial plan
- District plan
- Te Atakura - First to Zero
- Housing Strategy
- Aho Tini 2030: Arts, Culture and Creativity Strategy
- Social Wellbeing Framework
- Strategy for children and young people
- Economic Wellbeing Strategy
- Tūpiki Ora Māori
- Paneke Pōneke - Bike Network Plan
- Green Network Plan
- 2021 Residents Monitoring Survey
- Wellington City Greenhouse Gas Inventory 2019-2020





